

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

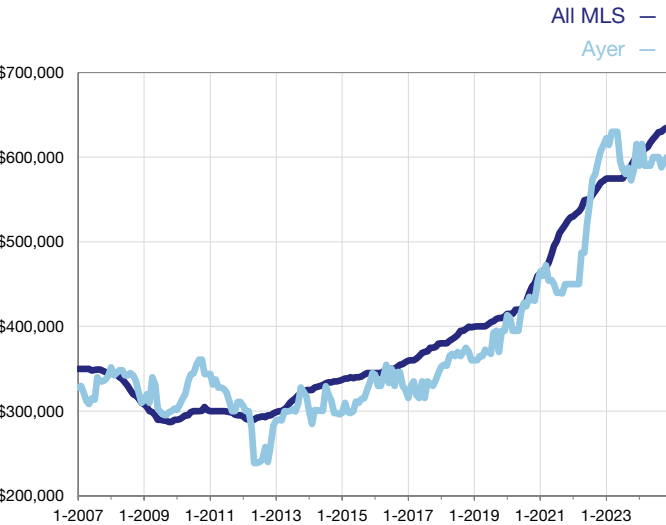
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	50	62	+ 24.0%
Closed Sales	3	4	+ 33.3%	50	63	+ 26.0%
Median Sales Price*	\$485,000	\$494,500	+ 2.0%	\$590,000	\$575,000	- 2.5%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	30	26	- 13.3%	32	23	- 28.1%
Percent of Original List Price Received*	97.6%	100.1%	+ 2.6%	100.5%	101.3%	+ 0.8%
New Listings	3	4	+ 33.3%	56	75	+ 33.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	30	22	- 26.7%
Closed Sales	2	0	- 100.0%	32	18	- 43.8%
Median Sales Price*	\$388,000	\$0	- 100.0%	\$462,500	\$342,500	- 25.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	32	29	- 9.4%
Percent of Original List Price Received*	105.3%	0.0%	- 100.0%	102.1%	104.2%	+ 2.1%
New Listings	0	2	--	32	24	- 25.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

