

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

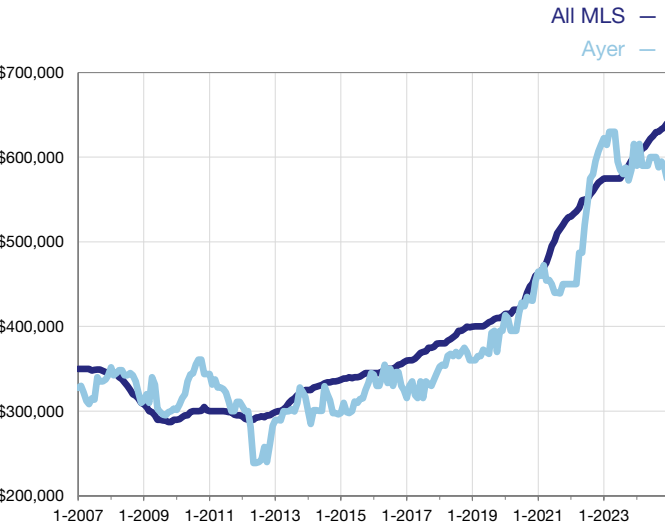
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	56	64	+ 14.3%
Closed Sales	4	4	0.0%	54	67	+ 24.1%
Median Sales Price*	\$640,500	\$700,000	+ 9.3%	\$615,500	\$575,000	- 6.6%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	43	55	+ 27.9%	33	25	- 24.2%
Percent of Original List Price Received*	101.0%	99.6%	- 1.4%	100.6%	101.2%	+ 0.6%
New Listings	3	1	- 66.7%	59	76	+ 28.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	30	23	- 23.3%
Closed Sales	0	4	--	32	22	- 31.3%
Median Sales Price*	\$0	\$458,500	--	\$462,500	\$355,000	- 23.2%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	38	--	32	30	- 6.3%
Percent of Original List Price Received*	0.0%	101.6%	--	102.1%	103.7%	+ 1.6%
New Listings	2	0	- 100.0%	34	24	- 29.4%

* 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

