

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

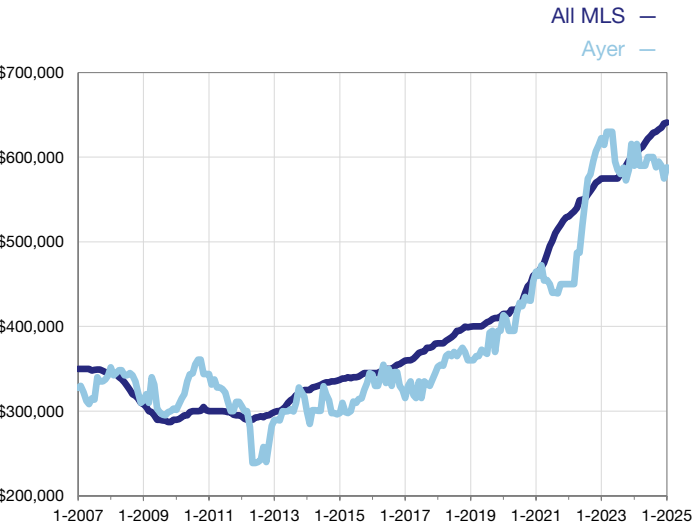
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	3	0.0%	3	3	0.0%
Closed Sales				6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*				\$449,500	\$625,000	+ 39.0%	\$449,500	\$625,000	+ 39.0%
Inventory of Homes for Sale				5	7	+ 40.0%	--	--	--
Months Supply of Inventory				1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale				26	55	+ 111.5%	26	55	+ 111.5%
Percent of Original List Price Received*				102.4%	93.4%	- 8.8%	102.4%	93.4%	- 8.8%
New Listings				6	5	- 16.7%	6	5	- 16.7%

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

Condominium Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	1	- 66.7%	3	1	- 66.7%
Closed Sales				0	1	--	0	1	--
Median Sales Price*				\$0	\$530,000	--	\$0	\$530,000	--
Inventory of Homes for Sale				3	0	- 100.0%	--	--	--
Months Supply of Inventory				0.3	1.6	+ 433.3%	--	--	--
Cumulative Days on Market Until Sale				0	26	--	0	26	--
Percent of Original List Price Received*				0.0%	98.1%	--	0.0%	98.1%	--
New Listings				3	1	- 66.7%	3	1	- 66.7%

* 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

