

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

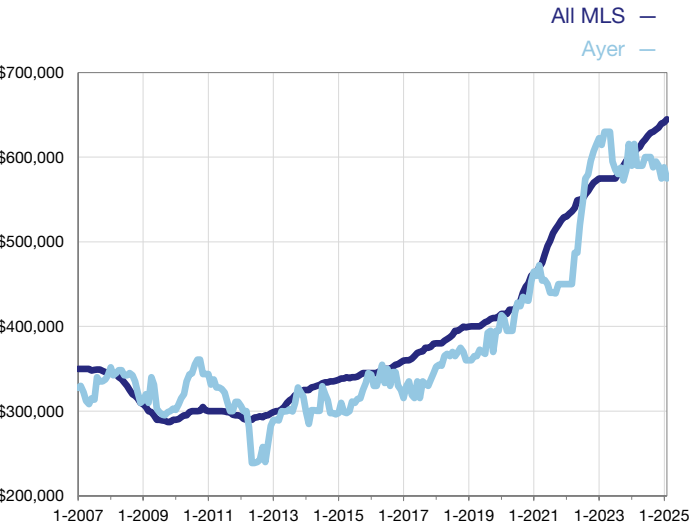
Single-Family Properties	February			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	4	- 20.0%	8	7	- 12.5%
Closed Sales	3	3	0.0%	9	6	- 33.3%
Median Sales Price*	\$652,000	\$477,000	- 26.8%	\$500,000	\$515,000	+ 3.0%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	33	101	+ 206.1%	29	78	+ 169.0%
Percent of Original List Price Received*	101.9%	98.0%	- 3.8%	102.3%	95.7%	- 6.5%
New Listings	3	3	0.0%	9	8	- 11.1%

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

Condominium Properties	February			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	1	- 66.7%	6	2	- 66.7%
Closed Sales	2	1	- 50.0%	2	2	0.0%
Median Sales Price*	\$332,500	\$325,000	- 2.3%	\$332,500	\$427,500	+ 28.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	5	- 80.8%	26	16	- 38.5%
Percent of Original List Price Received*	102.3%	100.0%	- 2.2%	102.3%	99.1%	- 3.1%
New Listings	2	2	0.0%	5	3	- 40.0%

* 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

