

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	4	- 20.0%	13	10	- 23.1%
Closed Sales	5	3	- 40.0%	14	9	- 35.7%
Median Sales Price*	\$560,000	\$690,000	+ 23.2%	\$530,000	\$545,000	+ 2.8%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	16	51	+ 218.8%	24	69	+ 187.5%
Percent of Original List Price Received*	95.5%	101.6%	+ 6.4%	99.8%	97.7%	- 2.1%
New Listings	7	2	- 71.4%	16	10	- 37.5%

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

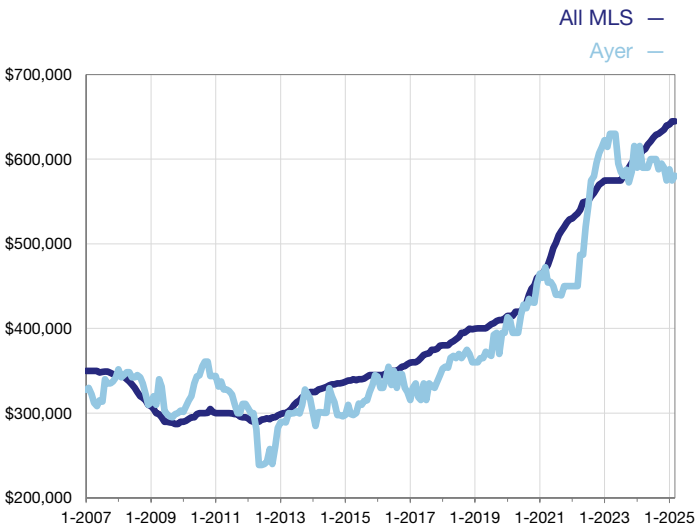
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	5	+ 400.0%	7	6	- 14.3%
Closed Sales	3	1	- 66.7%	5	3	- 40.0%
Median Sales Price*	\$360,000	\$376,000	+ 4.4%	\$360,000	\$376,000	+ 4.4%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	2.5	+ 316.7%	--	--	--
Cumulative Days on Market Until Sale	46	23	- 50.0%	38	18	- 52.6%
Percent of Original List Price Received*	106.0%	99.0%	- 6.6%	104.5%	99.0%	- 5.3%
New Listings	1	8	+ 700.0%	6	11	+ 83.3%

* 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

