

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	2	0.0%	63	57	- 9.5%
Closed Sales	4	4	0.0%	67	58	- 13.4%
Median Sales Price*	\$700,000	\$530,000	- 24.3%	\$575,000	\$661,250	+ 15.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	55	27	- 50.9%	25	42	+ 68.0%
Percent of Original List Price Received*	99.6%	101.0%	+ 1.4%	101.2%	100.4%	- 0.8%
New Listings	1	3	+ 200.0%	76	72	- 5.3%

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

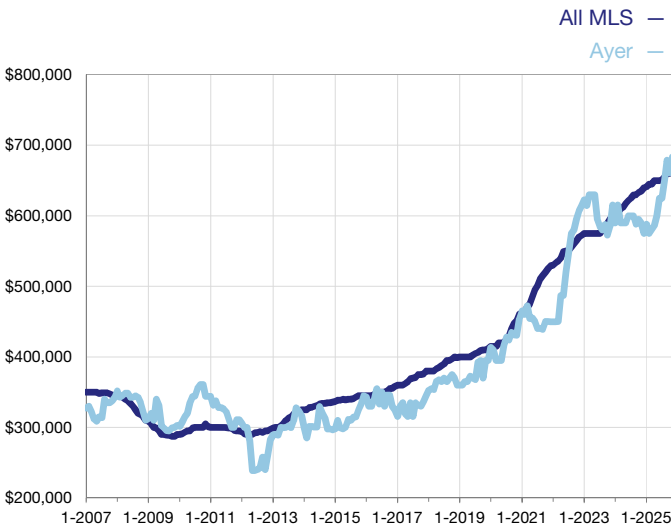
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	23	31	+ 34.8%
Closed Sales	4	3	- 25.0%	22	31	+ 40.9%
Median Sales Price*	\$458,500	\$360,000	- 21.5%	\$355,000	\$360,000	+ 1.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	38	49	+ 28.9%	30	34	+ 13.3%
Percent of Original List Price Received*	101.6%	97.9%	- 3.6%	103.7%	101.6%	- 2.0%
New Listings	0	0	--	24	34	+ 41.7%

* 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

