

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ayer

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	6	5	- 16.7%
Closed Sales	3	2	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$477,000	<b>\$662,500</b>	+ 38.9%	\$515,000	<b>\$687,500</b>	+ 33.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.8</b>	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	101	<b>22</b>	- 78.2%	78	<b>59</b>	- 24.4%
Percent of Original List Price Received*	98.0%	<b>103.0%</b>	+ 5.1%	95.7%	<b>100.5%</b>	+ 5.0%
New Listings	3	2	- 33.3%	8	4	- 50.0%

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

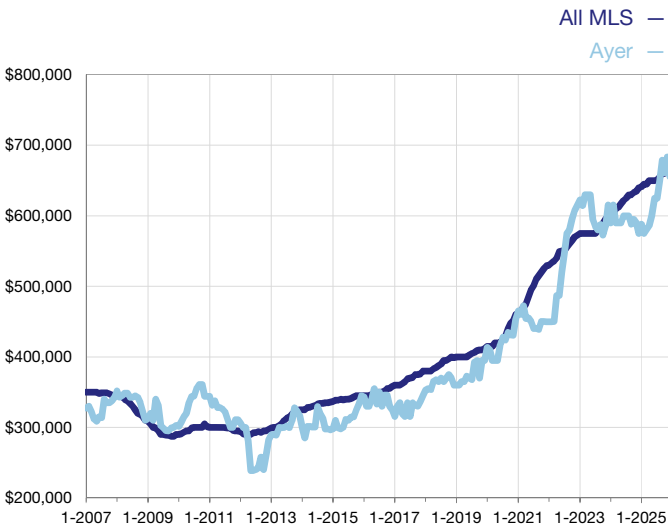
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$325,000	<b>\$350,000</b>	+ 7.7%	\$427,500	<b>\$350,000</b>	- 18.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	<b>0.8</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	5	<b>28</b>	+ 460.0%	16	<b>28</b>	+ 75.0%
Percent of Original List Price Received*	100.0%	<b>100.0%</b>	0.0%	99.1%	<b>100.0%</b>	+ 0.9%
New Listings	2	4	+ 100.0%	3	5	+ 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

