

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	4	0.0%	10	9	- 10.0%
Closed Sales	3	2	- 33.3%	9	6	- 33.3%
Median Sales Price*	\$690,000	\$737,500	+ 6.9%	\$545,000	\$687,500	+ 26.1%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	51	68	+ 33.3%	69	62	- 10.1%
Percent of Original List Price Received*	101.6%	94.6%	- 6.9%	97.7%	98.6%	+ 0.9%
New Listings	2	7	+ 250.0%	10	11	+ 10.0%

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

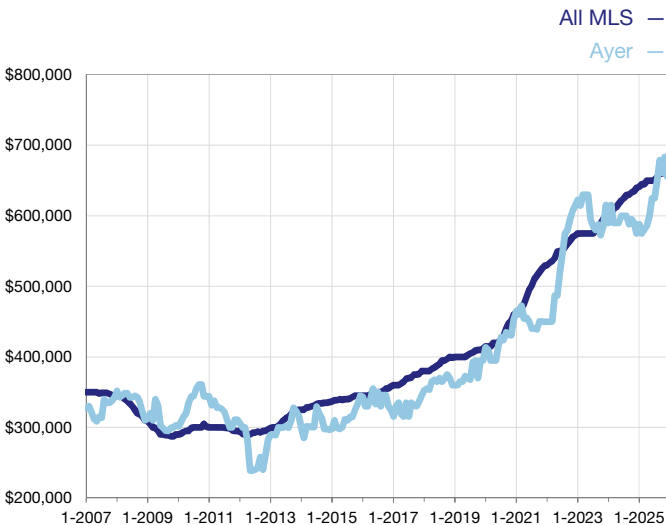
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	8	+ 60.0%	6	9	+ 50.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$376,000	\$0	- 100.0%	\$376,000	\$350,000	- 6.9%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	18	28	+ 55.6%
Percent of Original List Price Received*	99.0%	0.0%	- 100.0%	99.0%	100.0%	+ 1.0%
New Listings	8	4	- 50.0%	11	9	- 18.2%

* 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

