

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	6	- 25.0%	18	14	- 22.2%
Closed Sales	3	5	+ 66.7%	12	11	- 8.3%
Median Sales Price*	\$885,000	\$562,000	- 36.5%	\$640,000	\$660,000	+ 3.1%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	39	44	+ 12.8%	62	54	- 12.9%
Percent of Original List Price Received*	96.9%	96.1%	- 0.8%	97.5%	97.4%	- 0.1%
New Listings	9	8	- 11.1%	19	19	0.0%

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

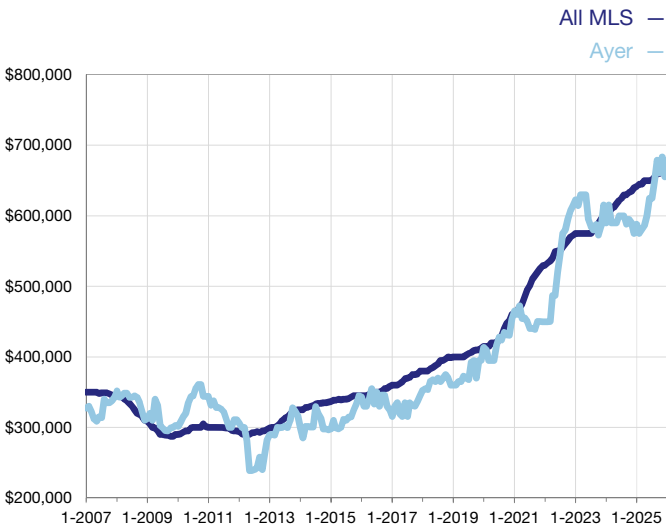
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	9	10	+ 11.1%
Closed Sales	4	6	+ 50.0%	7	7	0.0%
Median Sales Price*	\$454,950	\$375,000	- 17.6%	\$376,000	\$355,000	- 5.6%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	4.8	0.3	- 93.8%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	23	23	0.0%
Percent of Original List Price Received*	103.4%	102.5%	- 0.9%	101.6%	102.1%	+ 0.5%
New Listings	8	2	- 75.0%	19	11	- 42.1%

* 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

