Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Ayer

Single-Family Properties

Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	10	**4**	- 60.0%	36	**45**	+ 25.0%
Closed Sales	4	**14**	+ 250.0%	28	**43**	+ 53.6%
Median Sales Price*	$550,000	**$609,500**	+ 10.8%	$652,500	**$610,000**	- 6.5%
Inventory of Homes for Sale	14	**7**	- 50.0%	--	--	--
Months Supply of Inventory	2.8	**1.3**	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	26	**49**	+ 88.5%	50	**39**	- 22.0%
Percent of Original List Price Received*	105.9%	**98.4%**	- 7.1%	100.6%	**100.9%**	+ 0.3%
New Listings	12	**7**	- 41.7%	46	**49**	+ 6.5%

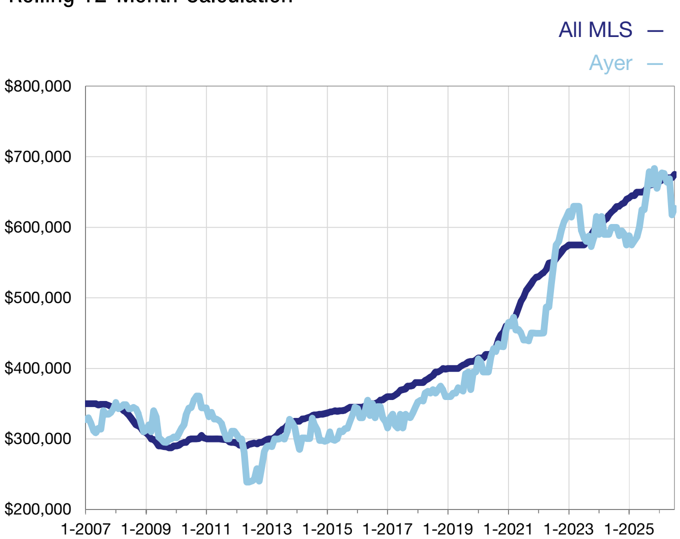
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

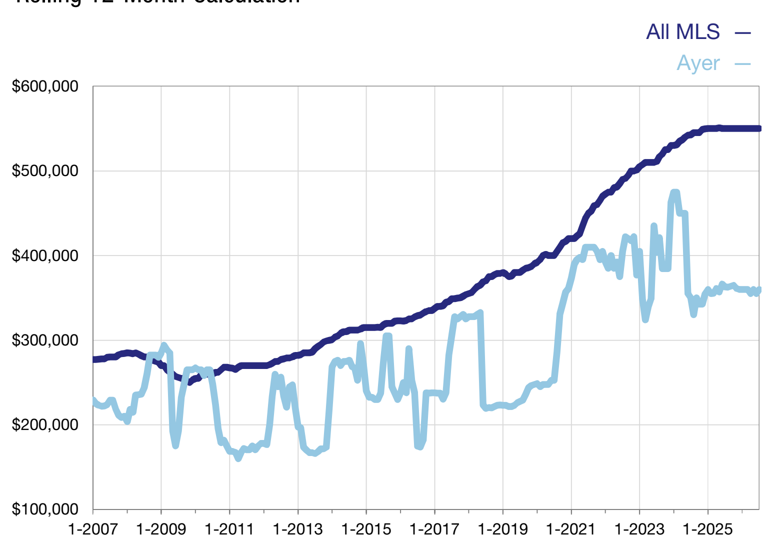
Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	4	**4**	0.0%	22	**18**	- 18.2%
Closed Sales	5	**2**	- 60.0%	18	**15**	- 16.7%
Median Sales Price*	$300,000	**$306,500**	+ 2.2%	$370,500	**$395,000**	+ 6.6%
Inventory of Homes for Sale	3	**4**	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	**1.3**	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	51	**8**	- 84.3%	29	**19**	- 34.5%
Percent of Original List Price Received*	99.6%	**99.3%**	- 0.3%	101.2%	**100.9%**	- 0.3%
New Listings	3	**5**	+ 66.7%	25	**22**	- 12.0%

* 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



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