

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

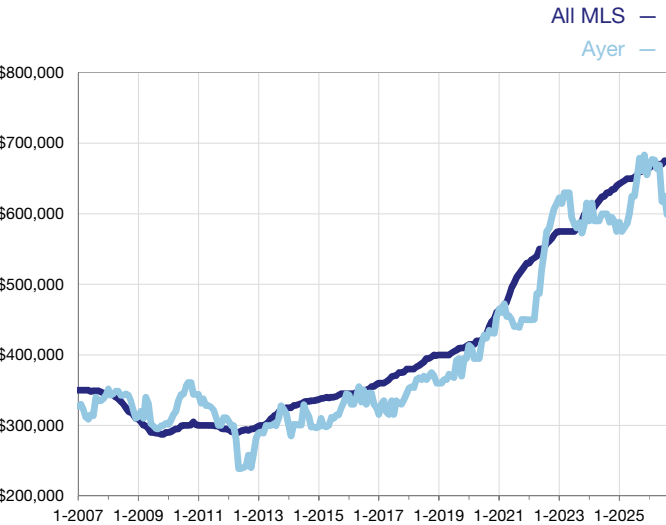
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	41	47	+ 14.6%
Closed Sales	12	4	- 66.7%	40	46	+ 15.0%
Median Sales Price*	\$752,500	\$695,000	- 7.6%	\$678,750	\$605,000	- 10.9%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	29	33	+ 13.8%	44	39	- 11.4%
Percent of Original List Price Received*	101.9%	99.8%	- 2.1%	101.0%	100.8%	- 0.2%
New Listings	7	6	- 14.3%	53	54	+ 1.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	4	--	22	22	0.0%
Closed Sales	3	2	- 33.3%	21	18	- 14.3%
Median Sales Price*	\$362,500	\$360,000	- 0.7%	\$365,000	\$398,500	+ 9.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	28	20	- 28.6%
Percent of Original List Price Received*	104.3%	101.1%	- 3.1%	101.6%	101.2%	- 0.4%
New Listings	1	4	+ 300.0%	26	26	0.0%

* 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

