

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

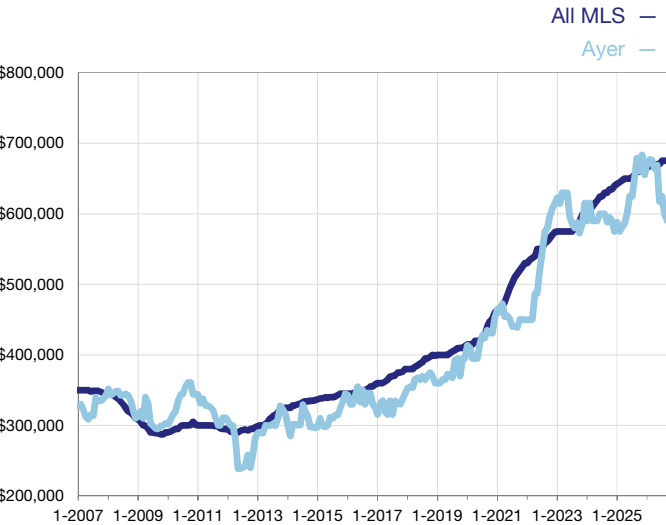
Single-Family Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				7	7	0.0%	48	53	+ 10.4%
Closed Sales				4	0	- 100.0%	44	46	+ 4.5%
Median Sales Price*				\$861,500	\$0	- 100.0%	\$711,500	\$605,000	- 15.0%
Inventory of Homes for Sale				9	10	+ 11.1%	--	--	--
Months Supply of Inventory				1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale				42	0	- 100.0%	43	39	- 9.3%
Percent of Original List Price Received*				98.6%	0.0%	- 100.0%	100.8%	100.8%	0.0%
New Listings				4	8	+ 100.0%	57	62	+ 8.8%

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

Condominium Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				3	6	+ 100.0%	25	28	+ 12.0%
Closed Sales				1	5	+ 400.0%	22	23	+ 4.5%
Median Sales Price*				\$350,000	\$336,000	- 4.0%	\$363,750	\$395,000	+ 8.6%
Inventory of Homes for Sale				4	3	- 25.0%	--	--	--
Months Supply of Inventory				1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale				21	21	0.0%	27	20	- 25.9%
Percent of Original List Price Received*				109.7%	103.4%	- 5.7%	102.0%	101.7%	- 0.3%
New Listings				3	5	+ 66.7%	29	31	+ 6.9%

* 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

