Local Market Update – October 2026

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

Ayer

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**8**	+ 166.7%	51	**59**	+ 15.7%
Closed Sales	6	**8**	+ 33.3%	50	**54**	+ 8.0%
Median Sales Price*	$565,000	**$503,000**	- 11.0%	$694,000	**$583,000**	- 16.0%
Inventory of Homes for Sale	12	**17**	+ 41.7%	--	--	--
Months Supply of Inventory	2.6	**3.1**	+ 19.2%	--	--	--
Cumulative Days on Market Until Sale	41	**25**	- 39.0%	43	**37**	- 14.0%
Percent of Original List Price Received*	96.4%	**101.7%**	+ 5.5%	100.3%	**101.0%**	+ 0.7%
New Listings	7	**13**	+ 85.7%	64	**75**	+ 17.2%

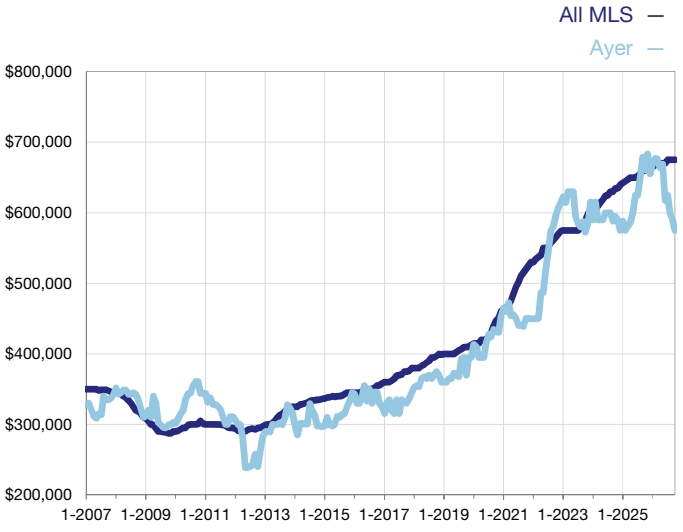
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

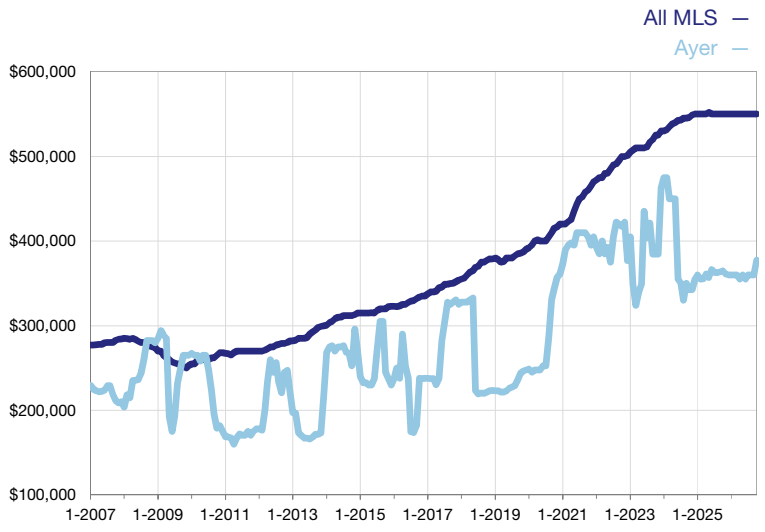
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**5**	+ 66.7%	28	**32**	+ 14.3%
Closed Sales	3	**3**	0.0%	25	**26**	+ 4.0%
Median Sales Price*	$360,000	**$589,000**	+ 63.6%	$362,500	**$400,000**	+ 10.3%
Inventory of Homes for Sale	5	**5**	0.0%	--	--	--
Months Supply of Inventory	1.5	**1.4**	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	81	**16**	- 80.2%	34	**20**	- 41.2%
Percent of Original List Price Received*	95.9%	**101.6%**	+ 5.9%	101.3%	**101.7%**	+ 0.4%
New Listings	4	**7**	+ 75.0%	33	**38**	+ 15.2%

* 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



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