

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	10	- 28.6%	36	28	- 22.2%
Closed Sales	9	8	- 11.1%	26	33	+ 26.9%
Median Sales Price*	\$472,000	\$585,000	+ 23.9%	\$450,000	\$531,000	+ 18.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	13	16	+ 23.1%	20	23	+ 15.0%
Percent of Original List Price Received*	109.0%	113.4%	+ 4.0%	104.5%	106.9%	+ 2.3%
New Listings	18	11	- 38.9%	40	34	- 15.0%

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

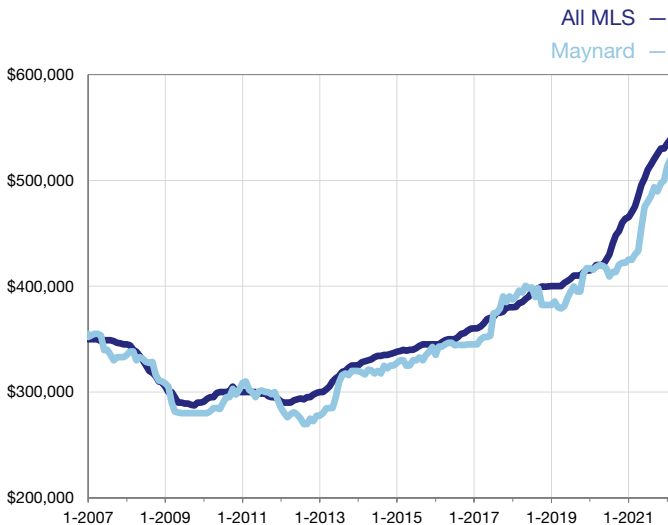
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	3	- 25.0%	15	15	0.0%
Closed Sales	1	2	+ 100.0%	14	13	- 7.1%
Median Sales Price*	\$375,000	\$407,500	+ 8.7%	\$346,000	\$430,000	+ 24.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	41	34	- 17.1%
Percent of Original List Price Received*	111.9%	104.5%	- 6.6%	99.7%	106.0%	+ 6.3%
New Listings	5	7	+ 40.0%	15	18	+ 20.0%

* 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

