

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	1	- 88.9%	131	100	- 23.7%
Closed Sales	12	8	- 33.3%	131	111	- 15.3%
Median Sales Price*	\$482,500	\$474,750	- 1.6%	\$497,000	\$530,000	+ 6.6%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	43	+ 65.4%	22	22	0.0%
Percent of Original List Price Received*	106.5%	96.9%	- 9.0%	105.7%	105.5%	- 0.2%
New Listings	6	1	- 83.3%	142	116	- 18.3%

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

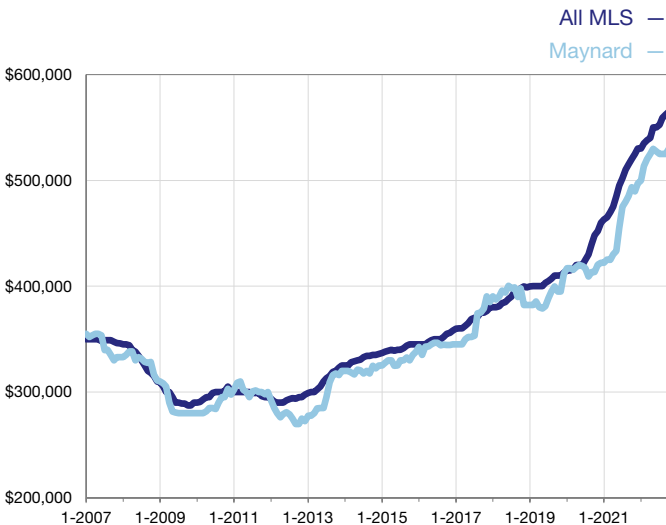
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	55	48	- 12.7%
Closed Sales	4	2	- 50.0%	60	46	- 23.3%
Median Sales Price*	\$381,200	\$382,500	+ 0.3%	\$371,750	\$420,500	+ 13.1%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	18	+ 20.0%	27	23	- 14.8%
Percent of Original List Price Received*	103.6%	109.8%	+ 6.0%	102.4%	103.1%	+ 0.7%
New Listings	0	0	--	58	54	- 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

