

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Maynard

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	13	2	- 84.6%	13	2	- 84.6%
Median Sales Price*	\$536,000	<b>\$530,000</b>	- 1.1%	\$536,000	<b>\$530,000</b>	- 1.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	31	44	+ 41.9%	31	44	+ 41.9%
Percent of Original List Price Received*	106.8%	97.7%	- 8.5%	106.8%	97.7%	- 8.5%
New Listings	6	1	- 83.3%	6	1	- 83.3%

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

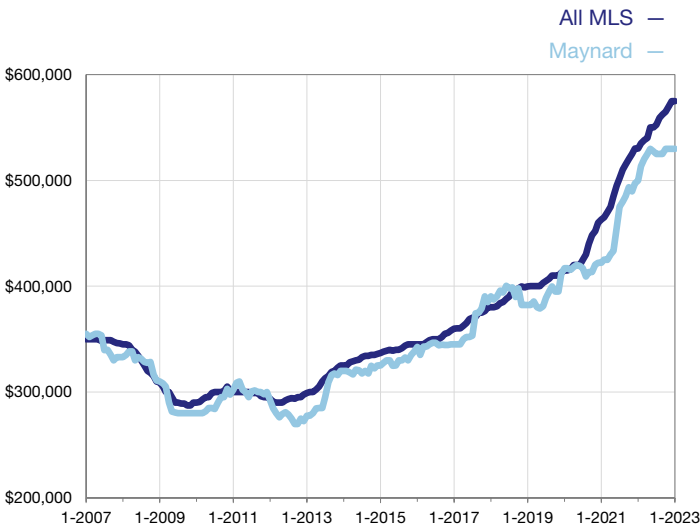
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$649,000	<b>\$369,000</b>	- 43.1%	\$649,000	<b>\$369,000</b>	- 43.1%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	149	92	- 38.3%	149	92	- 38.3%
Percent of Original List Price Received*	98.5%	85.8%	- 12.9%	98.5%	85.8%	- 12.9%
New Listings	8	5	- 37.5%	8	5	- 37.5%

\* 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

