

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	12	9	- 25.0%
Closed Sales	6	4	- 33.3%	19	6	- 68.4%
Median Sales Price*	\$509,000	\$422,500	- 17.0%	\$525,000	\$455,000	- 13.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	45	+ 95.7%	28	44	+ 57.1%
Percent of Original List Price Received*	100.6%	94.0%	- 6.6%	104.9%	95.3%	- 9.2%
New Listings	7	4	- 42.9%	13	5	- 61.5%

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

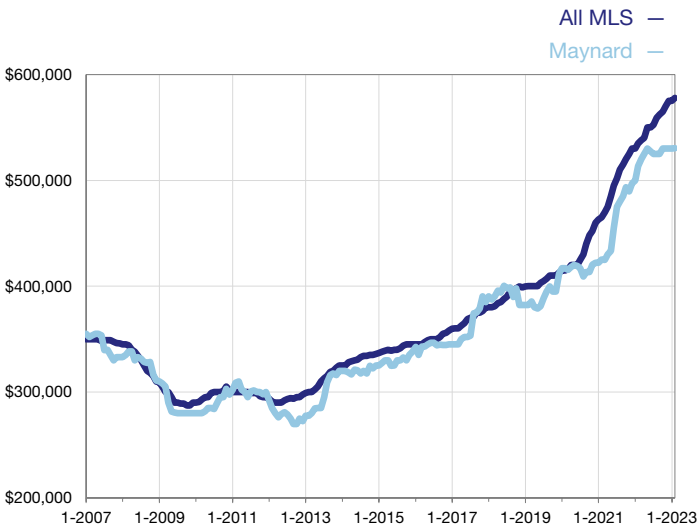
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	9	4	- 55.6%
Closed Sales	2	3	+ 50.0%	3	4	+ 33.3%
Median Sales Price*	\$412,500	\$440,000	+ 6.7%	\$430,000	\$404,500	- 5.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	50	23	- 54.0%	83	41	- 50.6%
Percent of Original List Price Received*	99.1%	102.0%	+ 2.9%	98.9%	98.0%	- 0.9%
New Listings	2	1	- 50.0%	10	6	- 40.0%

* 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

