

Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	11	11	0.0%	84	108	+ 28.6%
Closed Sales	13	21	+ 61.5%	76	98	+ 28.9%
Median Sales Price*	\$349,900	\$334,900	- 4.3%	\$334,950	\$343,000	+ 2.4%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	40	86	+ 115.0%	68	64	- 5.9%
Percent of Original List Price Received*	98.3%	100.4%	+ 2.1%	97.0%	98.5%	+ 1.5%
New Listings	15	11	- 26.7%	106	112	+ 5.7%

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

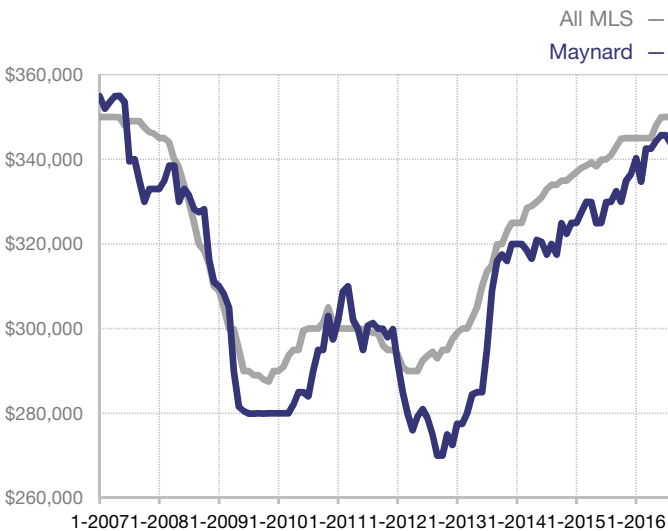
Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	6	+ 20.0%	25	50	+ 100.0%
Closed Sales	4	11	+ 175.0%	20	40	+ 100.0%
Median Sales Price*	\$276,250	\$278,000	+ 0.6%	\$253,500	\$256,250	+ 1.1%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	5.6	1.8	- 67.9%	--	--	--
Cumulative Days on Market Until Sale	34	68	+ 100.0%	56	70	+ 25.0%
Percent of Original List Price Received*	96.8%	98.5%	+ 1.8%	97.4%	97.8%	+ 0.4%
New Listings	5	9	+ 80.0%	37	55	+ 48.6%

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

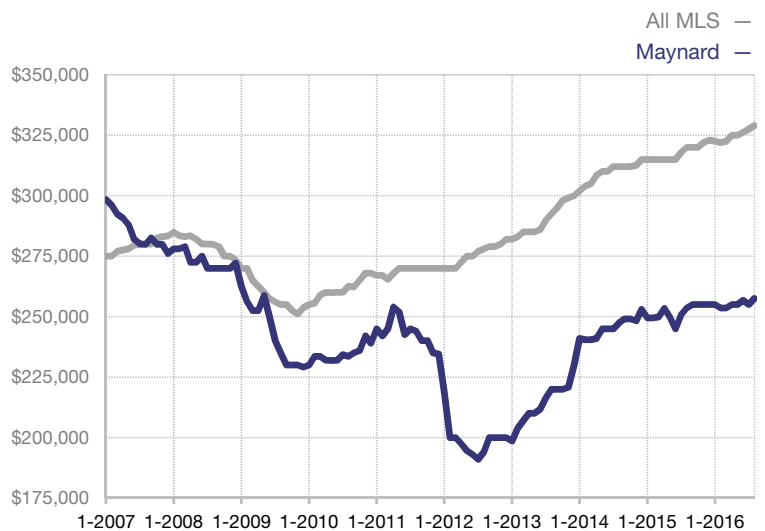
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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