Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Maynard

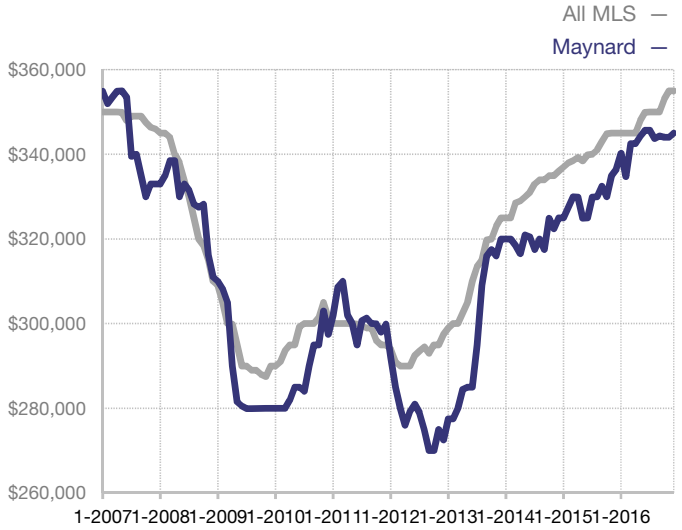
Single-Family Properties	December			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	5	**5**	0.0%	121	**136**	+ 12.4%
Closed Sales	10	**7**	- 30.0%	116	**134**	+ 15.5%
Median Sales Price*	$355,750	**$373,000**	+ 4.8%	$336,500	**$345,000**	+ 2.5%
Inventory of Homes for Sale	27	**6**	- 77.8%	--	--	--
Months Supply of Inventory	2.8	**0.5**	- 82.1%	--	--	--
Cumulative Days on Market Until Sale	126	**26**	- 79.4%	74	**62**	- 16.2%
Percent of Original List Price Received*	99.3%	**98.0%**	- 1.3%	96.9%	**98.5%**	+ 1.7%
New Listings	5	**1**	- 80.0%	156	**140**	- 10.3%

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

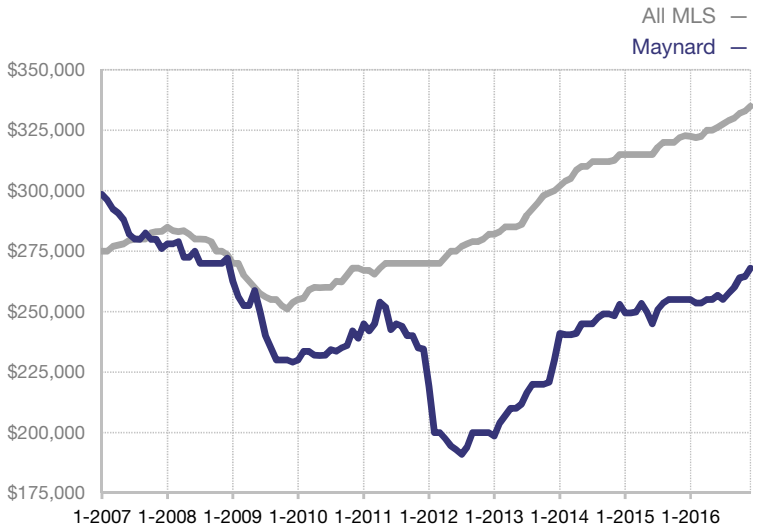
Condominium Properties	December			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	36	**61**	+ 69.4%
Closed Sales	3	**2**	- 33.3%	34	**57**	+ 67.6%
Median Sales Price*	$260,000	**$327,000**	+ 25.8%	$255,000	**$268,000**	+ 5.1%
Inventory of Homes for Sale	7	**12**	+ 71.4%	--	--	--
Months Supply of Inventory	2.5	**2.5**	0.0%	--	--	--
Cumulative Days on Market Until Sale	54	**61**	+ 13.0%	62	**64**	+ 3.2%
Percent of Original List Price Received*	93.5%	**91.6%**	- 2.0%	96.3%	**98.0%**	+ 1.8%
New Listings	1	**4**	+ 300.0%	51	**74**	+ 45.1%

* 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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