

Local Market Update – December 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	5	4	- 20.0%	134	115	- 14.2%
Closed Sales	7	6	- 14.3%	134	120	- 10.4%
Median Sales Price*	\$373,000	\$360,000	- 3.5%	\$345,000	\$385,000	+ 11.6%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	62	41	- 33.9%
Percent of Original List Price Received*	98.0%	104.4%	+ 6.5%	98.5%	100.6%	+ 2.1%
New Listings	1	2	+ 100.0%	139	126	- 9.4%

* 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		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	4	3	- 25.0%	60	54	- 10.0%
Closed Sales	2	2	0.0%	57	55	- 3.5%
Median Sales Price*	\$327,000	\$390,000	+ 19.3%	\$268,000	\$303,000	+ 13.1%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	2.7	0.4	- 85.2%	--	--	--
Cumulative Days on Market Until Sale	61	34	- 44.3%	64	56	- 12.5%
Percent of Original List Price Received*	91.6%	100.0%	+ 9.2%	98.0%	99.4%	+ 1.4%
New Listings	4	0	- 100.0%	74	49	- 33.8%

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

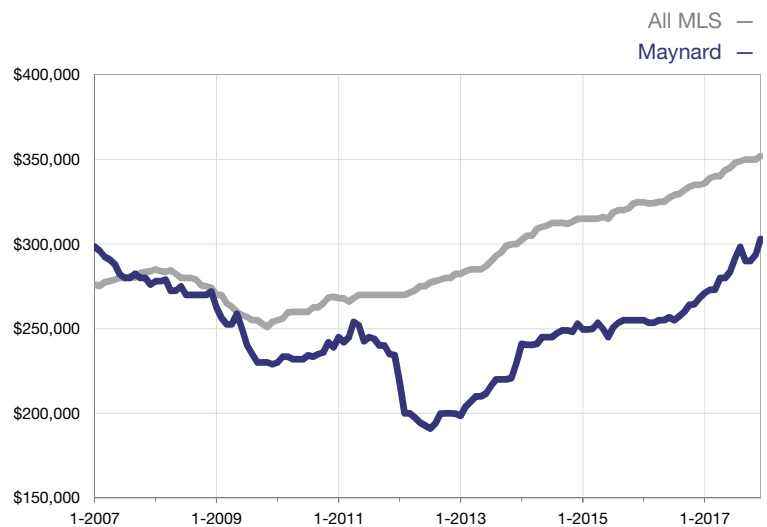
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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