

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	14	+ 55.6%	64	78	+ 21.9%
Closed Sales	6	16	+ 166.7%	55	61	+ 10.9%
Median Sales Price*	\$455,000	\$424,500	- 6.7%	\$406,000	\$412,000	+ 1.5%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	12	24	+ 100.0%	40	30	- 25.0%
Percent of Original List Price Received*	102.5%	100.3%	- 2.1%	99.3%	100.5%	+ 1.2%
New Listings	16	13	- 18.8%	78	91	+ 16.7%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	3	0.0%	21	24	+ 14.3%
Closed Sales	4	3	- 25.0%	19	23	+ 21.1%
Median Sales Price*	\$250,000	\$295,000	+ 18.0%	\$290,000	\$295,000	+ 1.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	32	41	+ 28.1%	37	41	+ 10.8%
Percent of Original List Price Received*	100.3%	99.6%	- 0.7%	98.5%	99.8%	+ 1.3%
New Listings	0	1	--	30	27	- 10.0%

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

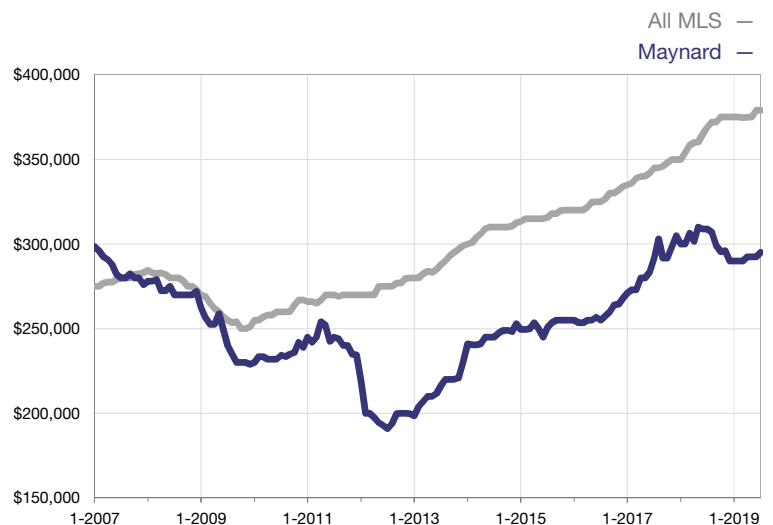
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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