

# Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Maynard

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	10	+ 100.0%	83	75	- 9.6%
Closed Sales	14	7	- 50.0%	75	72	- 4.0%
Median Sales Price*	\$436,500	<b>\$505,000</b>	+ 15.7%	\$417,000	<b>\$419,000</b>	+ 0.5%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	40	26	- 35.0%	32	45	+ 40.6%
Percent of Original List Price Received*	99.2%	101.7%	+ 2.5%	100.3%	98.9%	- 1.4%
New Listings	11	12	+ 9.1%	102	75	- 26.5%

\* 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		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	4	+ 33.3%	27	37	+ 37.0%
Closed Sales	3	7	+ 133.3%	26	32	+ 23.1%
Median Sales Price*	\$307,500	<b>\$338,000</b>	+ 9.9%	\$298,250	<b>\$332,400</b>	+ 11.5%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	18	+ 38.5%	38	30	- 21.1%
Percent of Original List Price Received*	100.3%	101.8%	+ 1.5%	99.9%	99.6%	- 0.3%
New Listings	5	9	+ 80.0%	31	43	+ 38.7%

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

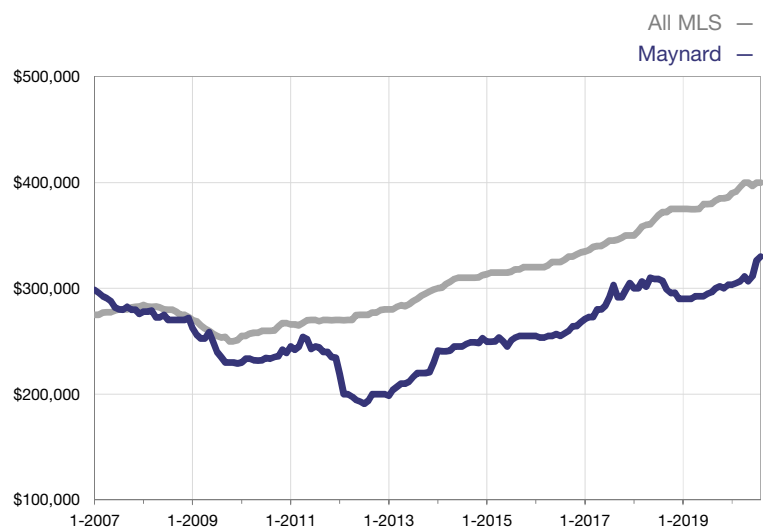
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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