

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Maynard

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	17	+ 54.5%	31	39	+ 25.8%
Closed Sales	9	9	0.0%	30	26	- 13.3%
Median Sales Price*	\$407,500	<b>\$472,000</b>	+ 15.8%	\$420,250	<b>\$450,000</b>	+ 7.1%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	16	13	- 18.8%	49	20	- 59.2%
Percent of Original List Price Received*	102.3%	<b>109.0%</b>	+ 6.5%	99.5%	<b>104.5%</b>	+ 5.0%
New Listings	11	18	+ 63.6%	34	40	+ 17.6%

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

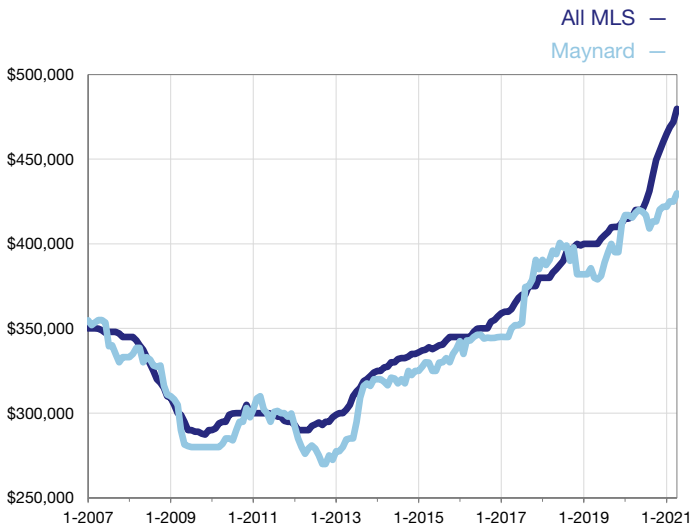
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	5	--	10	16	+ 60.0%
Closed Sales	2	1	- 50.0%	12	14	+ 16.7%
Median Sales Price*	\$299,450	<b>\$375,000</b>	+ 25.2%	\$316,200	<b>\$346,000</b>	+ 9.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	41	41	0.0%
Percent of Original List Price Received*	99.8%	<b>111.9%</b>	+ 12.1%	98.0%	<b>99.7%</b>	+ 1.7%
New Listings	3	5	+ 66.7%	13	15	+ 15.4%

\* 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

