

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	20	+ 66.7%	43	57	+ 32.6%
Closed Sales	7	10	+ 42.9%	37	36	- 2.7%
Median Sales Price*	\$460,000	\$475,000	+ 3.3%	\$422,000	\$452,500	+ 7.2%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.2	0.2	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	49	14	- 71.4%	49	18	- 63.3%
Percent of Original List Price Received*	93.0%	108.3%	+ 16.5%	98.2%	105.6%	+ 7.5%
New Listings	14	15	+ 7.1%	48	55	+ 14.6%

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

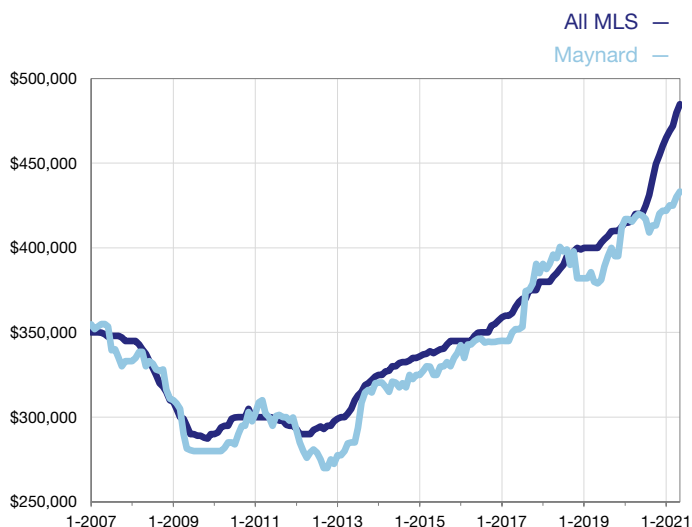
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	5	- 37.5%	18	21	+ 16.7%
Closed Sales	2	4	+ 100.0%	14	18	+ 28.6%
Median Sales Price*	\$304,950	\$376,875	+ 23.6%	\$316,200	\$348,500	+ 10.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	20	17	- 15.0%	38	36	- 5.3%
Percent of Original List Price Received*	102.0%	109.0%	+ 6.9%	98.6%	101.8%	+ 3.2%
New Listings	7	6	- 14.3%	20	21	+ 5.0%

* 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

