

# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Maynard

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	7	- 36.4%	97	86	- 11.3%
Closed Sales	7	9	+ 28.6%	96	92	- 4.2%
Median Sales Price*	\$485,000	<b>\$530,000</b>	+ 9.3%	\$513,500	<b>\$535,500</b>	+ 4.3%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	16	- 5.9%	20	19	- 5.0%
Percent of Original List Price Received*	105.7%	<b>102.8%</b>	- 2.7%	107.1%	<b>107.2%</b>	+ 0.1%
New Listings	17	9	- 47.1%	118	103	- 12.7%

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

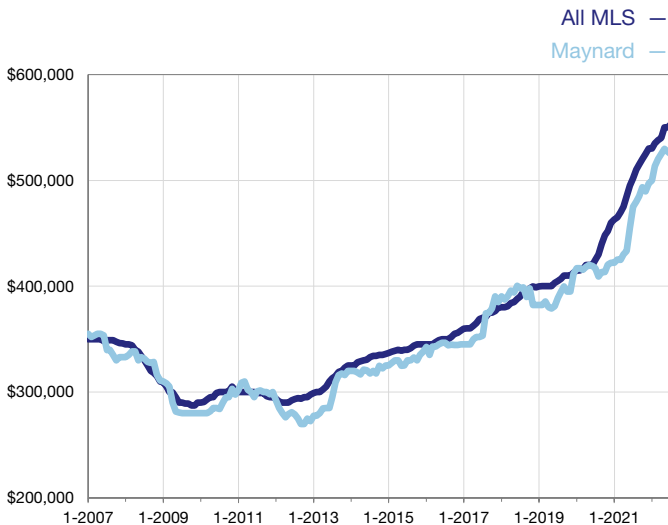
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	5	- 58.3%	45	39	- 13.3%
Closed Sales	7	4	- 42.9%	35	35	0.0%
Median Sales Price*	\$312,000	<b>\$417,500</b>	+ 33.8%	\$350,000	<b>\$425,000</b>	+ 21.4%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	15	20	+ 33.3%	25	22	- 12.0%
Percent of Original List Price Received*	105.5%	<b>98.5%</b>	- 6.6%	103.5%	<b>104.5%</b>	+ 1.0%
New Listings	13	10	- 23.1%	54	50	- 7.4%

\* 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

