

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	8	- 33.3%	122	99	- 18.9%
Closed Sales	10	4	- 60.0%	119	103	- 13.4%
Median Sales Price*	\$472,000	\$431,250	- 8.6%	\$497,000	\$531,000	+ 6.8%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	21	21	0.0%
Percent of Original List Price Received*	97.6%	93.7%	- 4.0%	105.6%	106.2%	+ 0.6%
New Listings	12	3	- 75.0%	136	115	- 15.4%

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

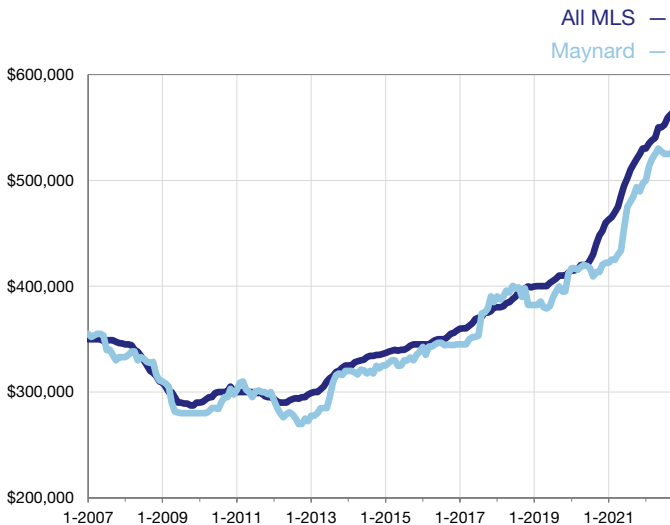
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	3	+ 200.0%	53	47	- 11.3%
Closed Sales	6	8	+ 33.3%	56	44	- 21.4%
Median Sales Price*	\$396,950	\$400,500	+ 0.9%	\$369,000	\$420,500	+ 14.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	28	24	- 14.3%
Percent of Original List Price Received*	101.9%	96.0%	- 5.8%	102.4%	102.8%	+ 0.4%
New Listings	2	3	+ 50.0%	58	54	- 6.9%

* 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

