

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 7 | 5 | - 28.6% | 19 | 13 | - 31.6% |
| Closed Sales | 6 | 3 | - 50.0% | 25 | 9 | - 64.0% |
| Median Sales Price* | \$527,500 | \$660,000 | + 25.1% | \$525,000 | \$530,000 | + 1.0% |
| Inventory of Homes for Sale | 6 | 3 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.4 | - 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 137 | + 813.3% | 25 | 75 | + 200.0% |
| Percent of Original List Price Received* | 104.7% | 92.6% | - 11.6% | 104.8% | 94.4% | - 9.9% |
| New Listings | 10 | 6 | - 40.0% | 23 | 11 | - 52.2% |

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

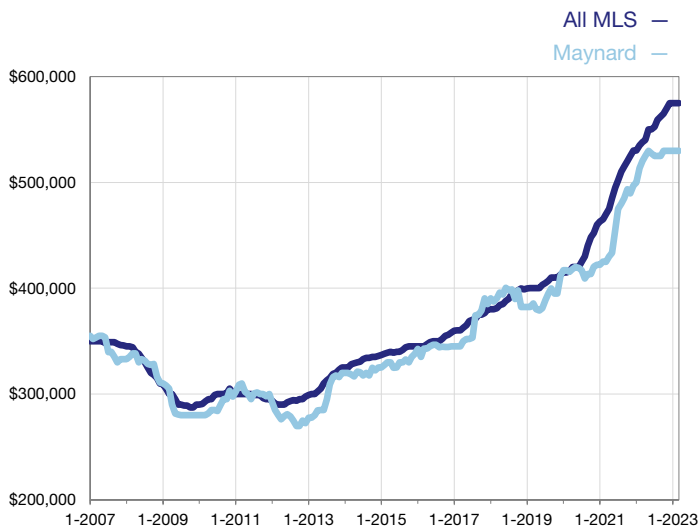
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 7 | + 250.0% | 11 | 11 | 0.0% |
| Closed Sales | 8 | 2 | - 75.0% | 11 | 6 | - 45.5% |
| Median Sales Price* | \$434,000 | \$402,500 | - 7.3% | \$430,000 | \$404,500 | - 5.9% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.2 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 41 | + 115.8% | 36 | 41 | + 13.9% |
| Percent of Original List Price Received* | 109.0% | 104.6% | - 4.0% | 106.2% | 100.2% | - 5.6% |
| New Listings | 1 | 5 | + 400.0% | 11 | 11 | 0.0% |

* 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

