

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	25	17	- 32.0%
Closed Sales	8	8	0.0%	33	17	- 48.5%
Median Sales Price*	\$585,000	\$537,750	- 8.1%	\$531,000	\$530,000	- 0.2%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	16	10	- 37.5%	23	45	+ 95.7%
Percent of Original List Price Received*	113.4%	105.3%	- 7.1%	106.9%	99.5%	- 6.9%
New Listings	11	7	- 36.4%	34	18	- 47.1%

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

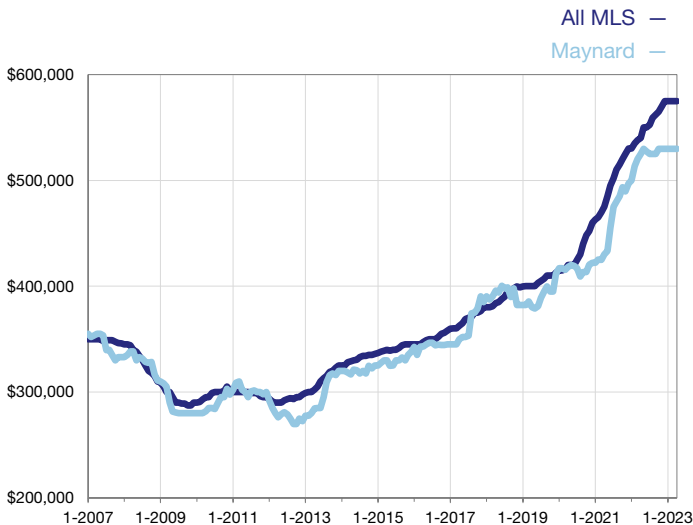
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	14	12	- 14.3%
Closed Sales	3	3	0.0%	14	9	- 35.7%
Median Sales Price*	\$370,000	\$455,000	+ 23.0%	\$425,750	\$440,000	+ 3.3%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	14	- 22.2%	32	32	0.0%
Percent of Original List Price Received*	103.0%	106.4%	+ 3.3%	105.5%	102.2%	- 3.1%
New Listings	7	1	- 85.7%	18	12	- 33.3%

* 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

