

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	6	- 60.0%	40	23	- 42.5%
Closed Sales	5	2	- 60.0%	38	19	- 50.0%
Median Sales Price*	\$600,000	\$642,450	+ 7.1%	\$533,000	\$546,000	+ 2.4%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	12	- 20.0%	22	41	+ 86.4%
Percent of Original List Price Received*	109.8%	108.5%	- 1.2%	107.3%	100.5%	- 6.3%
New Listings	16	8	- 50.0%	48	26	- 45.8%

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

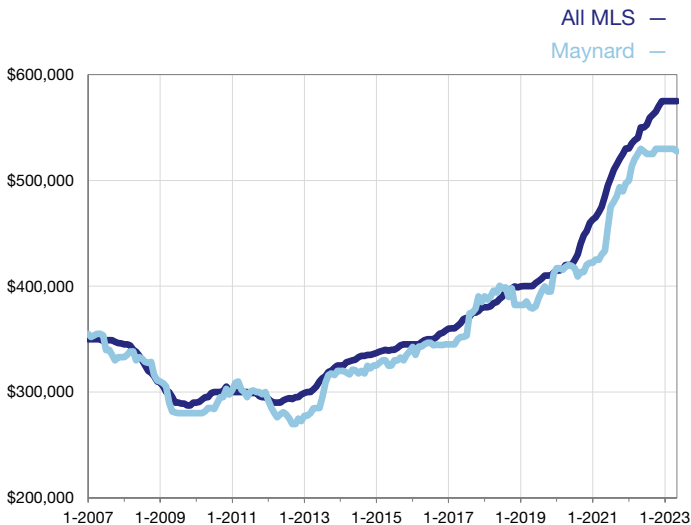
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	19	15	- 21.1%
Closed Sales	1	3	+ 200.0%	15	12	- 20.0%
Median Sales Price*	\$476,000	\$419,900	- 11.8%	\$430,000	\$429,950	- 0.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	0.3	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	8	20	+ 150.0%	31	29	- 6.5%
Percent of Original List Price Received*	109.4%	104.4%	- 4.6%	105.8%	102.8%	- 2.8%
New Listings	1	4	+ 300.0%	19	16	- 15.8%

* 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

