

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	13	0.0%	53	36	- 32.1%
Closed Sales	12	8	- 33.3%	50	27	- 46.0%
Median Sales Price*	\$525,000	\$684,550	+ 30.4%	\$530,500	\$585,000	+ 10.3%
Inventory of Homes for Sale	14	3	- 78.6%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	15	21	+ 40.0%	20	35	+ 75.0%
Percent of Original List Price Received*	111.3%	103.5%	- 7.0%	108.2%	101.4%	- 6.3%
New Listings	17	9	- 47.1%	65	35	- 46.2%

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

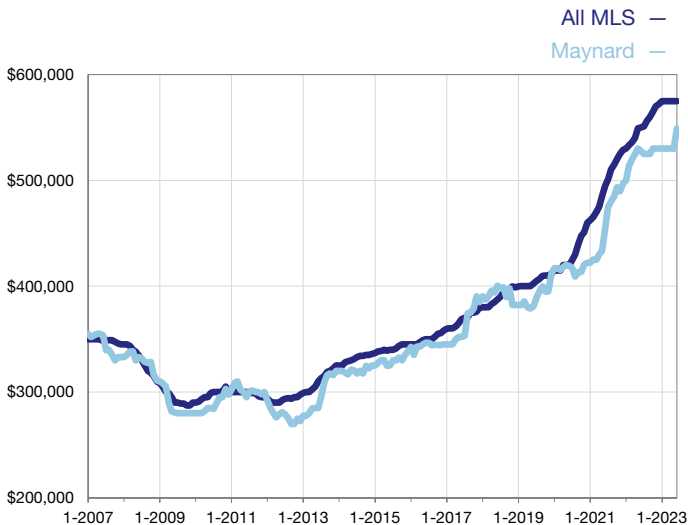
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	23	16	- 30.4%
Closed Sales	5	3	- 40.0%	20	15	- 25.0%
Median Sales Price*	\$415,000	\$545,545	+ 31.5%	\$425,750	\$455,000	+ 6.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	20	7	- 65.0%	28	24	- 14.3%
Percent of Original List Price Received*	100.2%	108.7%	+ 8.5%	104.4%	104.0%	- 0.4%
New Listings	8	1	- 87.5%	27	17	- 37.0%

* 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

