

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	6	- 57.1%	67	41	- 38.8%
Closed Sales	14	10	- 28.6%	64	38	- 40.6%
Median Sales Price*	\$590,000	\$647,500	+ 9.7%	\$535,500	\$627,500	+ 17.2%
Inventory of Homes for Sale	14	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	17	+ 13.3%	19	30	+ 57.9%
Percent of Original List Price Received*	110.8%	106.1%	- 4.2%	108.8%	102.5%	- 5.8%
New Listings	14	2	- 85.7%	79	37	- 53.2%

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

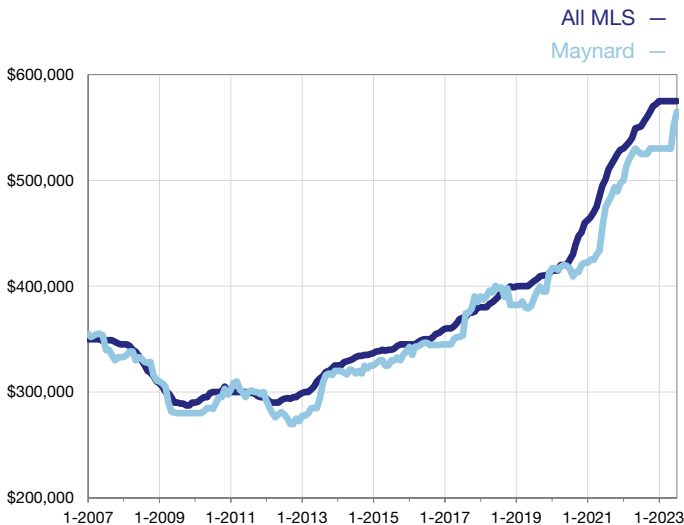
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	2	- 77.8%	32	18	- 43.8%
Closed Sales	3	1	- 66.7%	23	16	- 30.4%
Median Sales Price*	\$421,000	\$320,000	- 24.0%	\$421,500	\$447,500	+ 6.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	11	6	- 45.5%	26	23	- 11.5%
Percent of Original List Price Received*	109.2%	106.7%	- 2.3%	105.0%	104.1%	- 0.9%
New Listings	8	3	- 62.5%	35	20	- 42.9%

* 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

