

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	5	- 58.3%	79	46	- 41.8%
Closed Sales	19	5	- 73.7%	83	43	- 48.2%
Median Sales Price*	\$565,000	\$701,000	+ 24.1%	\$536,000	\$630,000	+ 17.5%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	20	15	- 25.0%	19	28	+ 47.4%
Percent of Original List Price Received*	103.7%	106.9%	+ 3.1%	107.6%	103.0%	- 4.3%
New Listings	12	11	- 8.3%	91	48	- 47.3%

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

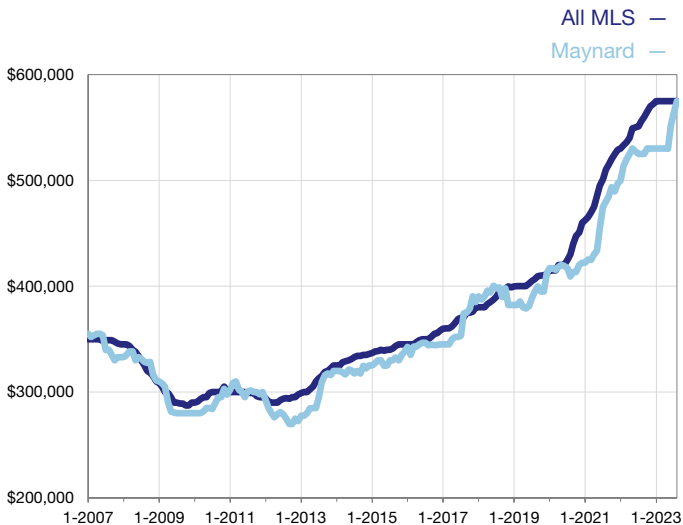
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	34	19	- 44.1%
Closed Sales	8	3	- 62.5%	31	19	- 38.7%
Median Sales Price*	\$436,000	\$450,000	+ 3.2%	\$425,000	\$450,000	+ 5.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	14	23	+ 64.3%	23	23	0.0%
Percent of Original List Price Received*	105.9%	101.9%	- 3.8%	105.3%	103.8%	- 1.4%
New Listings	4	1	- 75.0%	39	21	- 46.2%

* 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

