

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	84	52	- 38.1%
Closed Sales	9	4	- 55.6%	92	47	- 48.9%
Median Sales Price*	\$530,000	\$692,667	+ 30.7%	\$535,500	\$632,000	+ 18.0%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	16	8	- 50.0%	19	26	+ 36.8%
Percent of Original List Price Received*	102.8%	106.3%	+ 3.4%	107.2%	103.3%	- 3.6%
New Listings	8	7	- 12.5%	99	55	- 44.4%

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

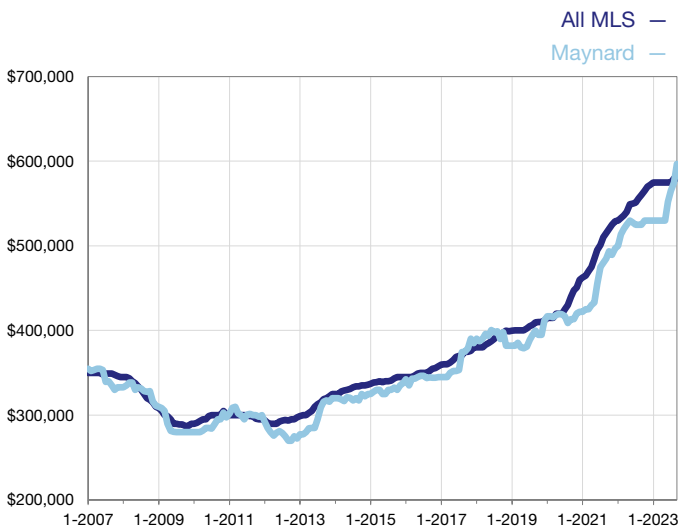
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	38	20	- 47.4%
Closed Sales	4	1	- 75.0%	35	20	- 42.9%
Median Sales Price*	\$417,500	\$490,000	+ 17.4%	\$425,000	\$452,500	+ 6.5%
Inventory of Homes for Sale	10	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	6	- 70.0%	22	22	0.0%
Percent of Original List Price Received*	98.5%	111.6%	+ 13.3%	104.5%	104.2%	- 0.3%
New Listings	10	1	- 90.0%	49	22	- 55.1%

* 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

