

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Maynard

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	91	59	- 35.2%
Closed Sales	7	8	+ 14.3%	99	55	- 44.4%
Median Sales Price*	\$565,000	<b>\$555,000</b>	- 1.8%	\$536,000	<b>\$627,500</b>	+ 17.1%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.6	<b>1.6</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	<b>24</b>	- 35.1%	20	<b>26</b>	+ 30.0%
Percent of Original List Price Received*	101.1%	<b>97.6%</b>	- 3.5%	106.7%	<b>102.5%</b>	- 3.9%
New Listings	8	9	+ 12.5%	107	64	- 40.2%

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

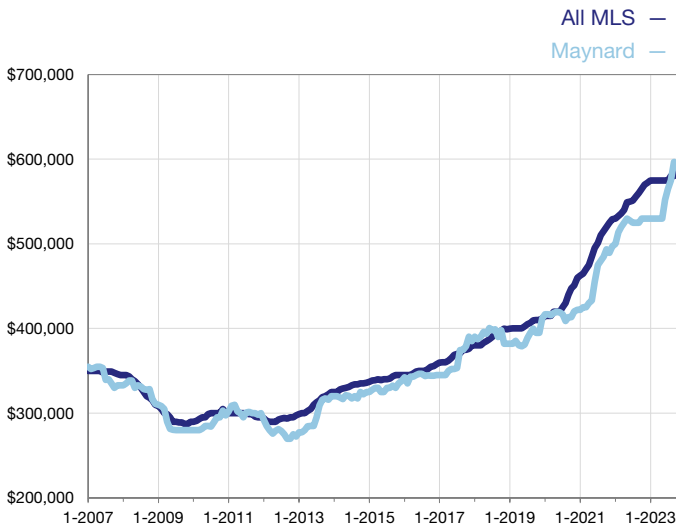
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	44	21	- 52.3%
Closed Sales	2	2	0.0%	37	22	- 40.5%
Median Sales Price*	\$368,500	<b>\$558,000</b>	+ 51.4%	\$421,500	<b>\$462,500</b>	+ 9.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.0	<b>1.4</b>	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	30	<b>17</b>	- 43.3%	23	<b>22</b>	- 4.3%
Percent of Original List Price Received*	97.6%	<b>109.0%</b>	+ 11.7%	104.1%	<b>104.6%</b>	+ 0.5%
New Listings	1	4	+ 300.0%	50	26	- 48.0%

\* 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

