

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	99	66	- 33.3%
Closed Sales	4	4	0.0%	103	59	- 42.7%
Median Sales Price*	\$431,250	\$513,750	+ 19.1%	\$531,000	\$625,000	+ 17.7%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	31	40	+ 29.0%	21	27	+ 28.6%
Percent of Original List Price Received*	93.7%	100.9%	+ 7.7%	106.2%	102.4%	- 3.6%
New Listings	3	5	+ 66.7%	110	69	- 37.3%

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

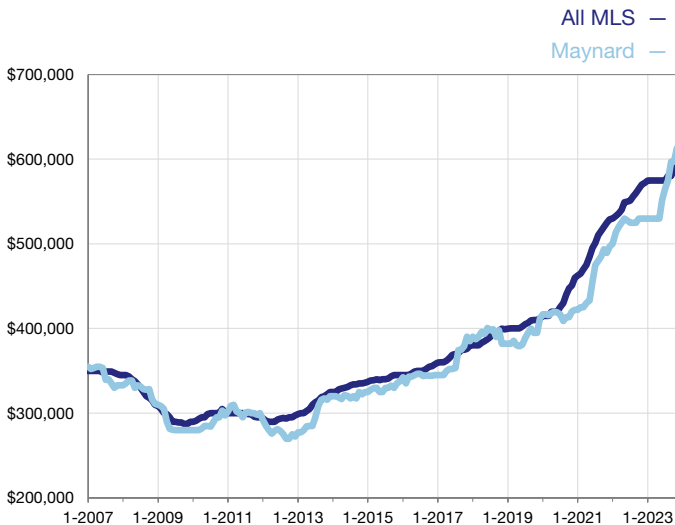
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	47	24	- 48.9%
Closed Sales	8	2	- 75.0%	45	24	- 46.7%
Median Sales Price*	\$400,500	\$494,500	+ 23.5%	\$420,000	\$469,500	+ 11.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	23	22	- 4.3%
Percent of Original List Price Received*	96.0%	104.7%	+ 9.1%	102.7%	104.6%	+ 1.9%
New Listings	3	2	- 33.3%	53	28	- 47.2%

* 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

