

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	100	69	- 31.0%
Closed Sales	8	6	- 25.0%	111	66	- 40.5%
Median Sales Price*	\$474,750	\$666,500	+ 40.4%	\$530,000	\$626,250	+ 18.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	43	32	- 25.6%	22	27	+ 22.7%
Percent of Original List Price Received*	96.9%	98.3%	+ 1.4%	105.5%	101.9%	- 3.4%
New Listings	1	2	+ 100.0%	111	71	- 36.0%

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

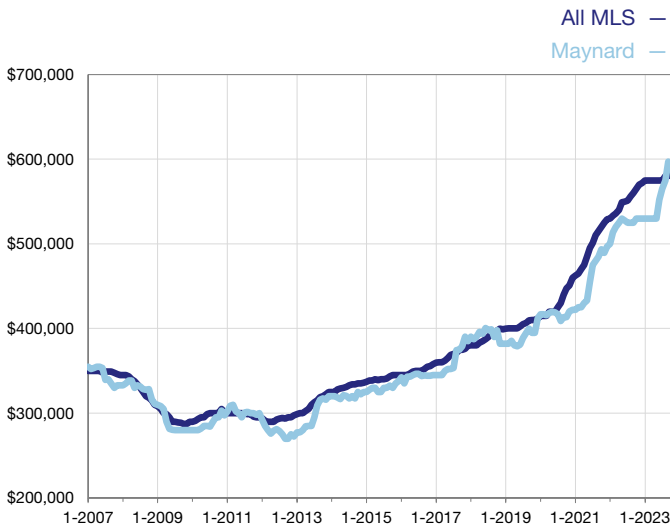
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	48	28	- 41.7%
Closed Sales	2	2	0.0%	47	26	- 44.7%
Median Sales Price*	\$382,500	\$299,000	- 21.8%	\$420,000	\$462,000	+ 10.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	18	35	+ 94.4%	23	23	0.0%
Percent of Original List Price Received*	109.8%	96.5%	- 12.1%	103.0%	104.0%	+ 1.0%
New Listings	0	4	--	53	32	- 39.6%

* 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

