

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Maynard

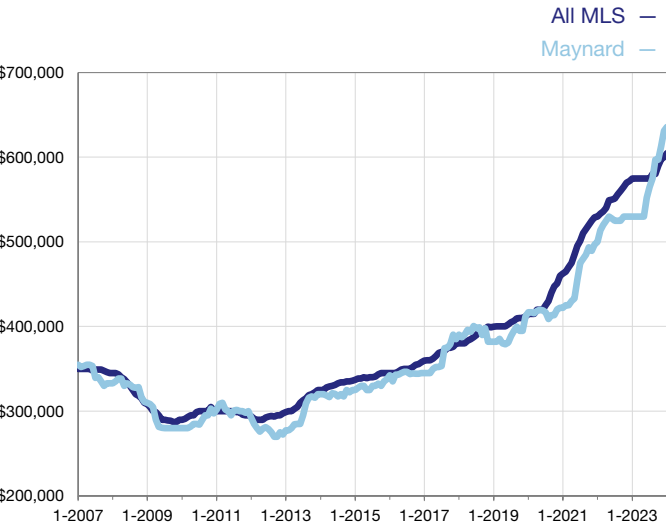
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Median Sales Price*	\$530,000	\$590,090	+ 11.3%	\$530,000	\$590,090	+ 11.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	44	30	- 31.8%	44	30	- 31.8%
Percent of Original List Price Received*	97.7%	100.1%	+ 2.5%	97.7%	100.1%	+ 2.5%
New Listings	1	5	+ 400.0%	1	5	+ 400.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Median Sales Price*	\$369,000	\$424,500	+ 15.0%	\$369,000	\$424,500	+ 15.0%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	92	24	- 73.9%	92	24	- 73.9%
Percent of Original List Price Received*	85.8%	100.4%	+ 17.0%	85.8%	100.4%	+ 17.0%
New Listings	5	1	- 80.0%	5	1	- 80.0%

\* 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

