

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Maynard

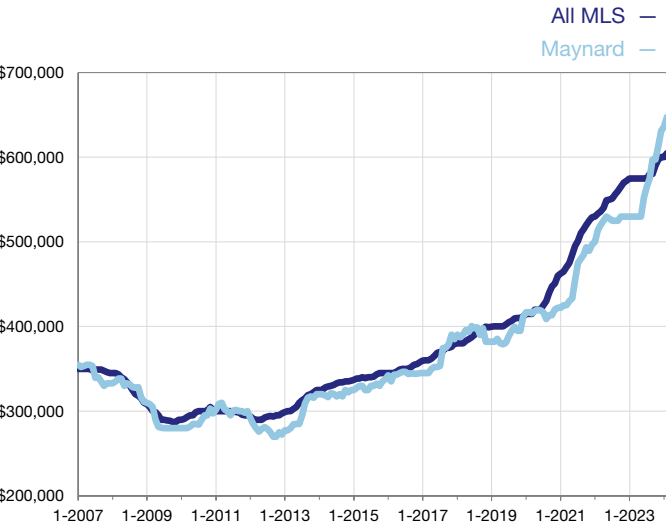
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	8	11	+ 37.5%
Closed Sales	4	2	- 50.0%	6	8	+ 33.3%
Median Sales Price*	\$422,500	\$624,500	+ 47.8%	\$455,000	\$619,590	+ 36.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	45	64	+ 42.2%	44	38	- 13.6%
Percent of Original List Price Received*	94.0%	103.5%	+ 10.1%	95.3%	100.9%	+ 5.9%
New Listings	4	5	+ 25.0%	5	10	+ 100.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	4	5	+ 25.0%
Closed Sales	3	3	0.0%	4	7	+ 75.0%
Median Sales Price*	\$440,000	\$413,500	- 6.0%	\$404,500	\$419,000	+ 3.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	45	+ 95.7%	41	33	- 19.5%
Percent of Original List Price Received*	102.0%	95.8%	- 6.1%	98.0%	98.4%	+ 0.4%
New Listings	1	2	+ 100.0%	6	3	- 50.0%

\* 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

