

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	6	+ 20.0%	13	16	+ 23.1%
Closed Sales	3	5	+ 66.7%	9	13	+ 44.4%
Median Sales Price*	\$660,000	\$580,000	- 12.1%	\$530,000	\$615,180	+ 16.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	137	34	- 75.2%	75	37	- 50.7%
Percent of Original List Price Received*	92.6%	103.3%	+ 11.6%	94.4%	101.8%	+ 7.8%
New Listings	6	4	- 33.3%	11	14	+ 27.3%

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

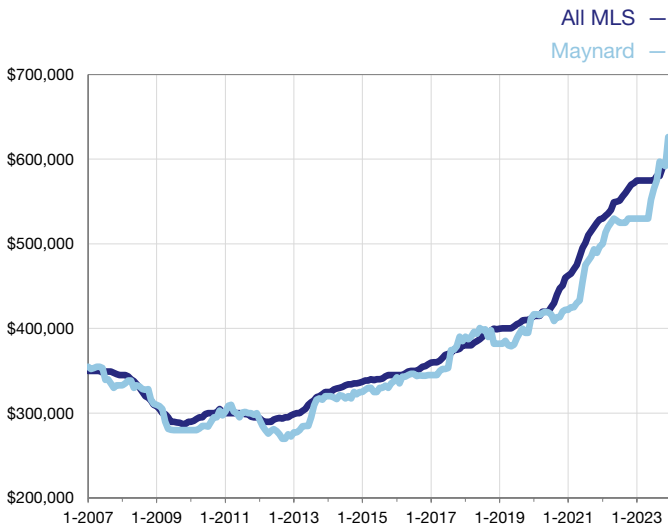
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	3	- 25.0%	8	6	- 25.0%
Closed Sales	2	1	- 50.0%	6	8	+ 33.3%
Median Sales Price*	\$402,500	\$699,000	+ 73.7%	\$404,500	\$424,500	+ 4.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	41	20	- 51.2%	41	31	- 24.4%
Percent of Original List Price Received*	104.6%	100.0%	- 4.4%	100.2%	98.6%	- 1.6%
New Listings	5	4	- 20.0%	11	7	- 36.4%

* 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

