

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	7	+ 75.0%	17	22	+ 29.4%
Closed Sales	8	6	- 25.0%	17	19	+ 11.8%
Median Sales Price*	\$537,750	\$531,500	- 1.2%	\$530,000	\$565,000	+ 6.6%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	10	18	+ 80.0%	45	31	- 31.1%
Percent of Original List Price Received*	105.3%	102.1%	- 3.0%	99.5%	101.9%	+ 2.4%
New Listings	7	6	- 14.3%	18	20	+ 11.1%

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

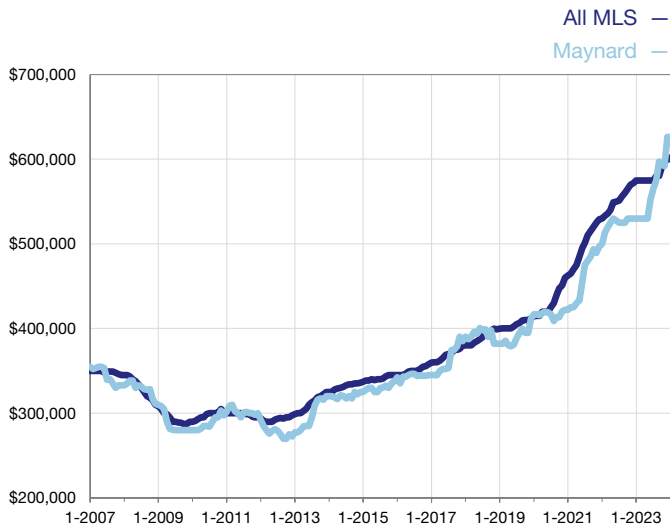
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	4	+ 100.0%	10	10	0.0%
Closed Sales	3	1	- 66.7%	9	9	0.0%
Median Sales Price*	\$455,000	\$475,000	+ 4.4%	\$440,000	\$430,000	- 2.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	14	16	+ 14.3%	32	30	- 6.3%
Percent of Original List Price Received*	106.4%	100.0%	- 6.0%	102.2%	98.7%	- 3.4%
New Listings	1	3	+ 200.0%	12	10	- 16.7%

* 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

