

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	23	29	+ 26.1%
Closed Sales	2	6	+ 200.0%	19	25	+ 31.6%
Median Sales Price*	\$642,450	\$676,500	+ 5.3%	\$546,000	\$580,000	+ 6.2%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	12	32	+ 166.7%	41	31	- 24.4%
Percent of Original List Price Received*	108.5%	104.0%	- 4.1%	100.5%	102.4%	+ 1.9%
New Listings	8	9	+ 12.5%	26	29	+ 11.5%

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

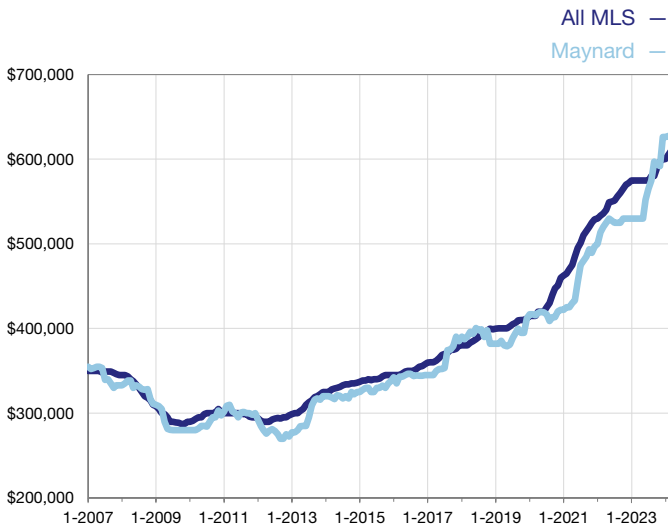
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	13	13	0.0%
Closed Sales	3	4	+ 33.3%	12	13	+ 8.3%
Median Sales Price*	\$419,900	\$470,250	+ 12.0%	\$429,950	\$440,000	+ 2.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	20	13	- 35.0%	29	25	- 13.8%
Percent of Original List Price Received*	104.4%	101.9%	- 2.4%	102.8%	99.7%	- 3.0%
New Listings	4	4	0.0%	16	14	- 12.5%

* 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

