

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	7	- 41.7%	35	35	0.0%
Closed Sales	9	4	- 55.6%	28	29	+ 3.6%
Median Sales Price*	\$689,100	\$524,950	- 23.8%	\$605,000	\$565,000	- 6.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	13	- 38.1%	35	29	- 17.1%
Percent of Original List Price Received*	102.8%	105.4%	+ 2.5%	101.2%	102.8%	+ 1.6%
New Listings	9	7	- 22.2%	35	36	+ 2.9%

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

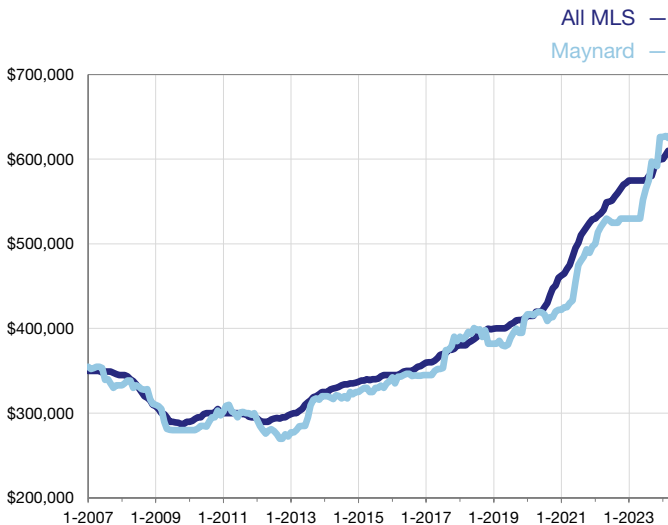
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	14	15	+ 7.1%
Closed Sales	3	4	+ 33.3%	15	17	+ 13.3%
Median Sales Price*	\$545,545	\$480,000	- 12.0%	\$455,000	\$460,500	+ 1.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	7	15	+ 114.3%	24	22	- 8.3%
Percent of Original List Price Received*	108.7%	102.9%	- 5.3%	104.0%	100.5%	- 3.4%
New Listings	1	1	0.0%	17	15	- 11.8%

* 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

