

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

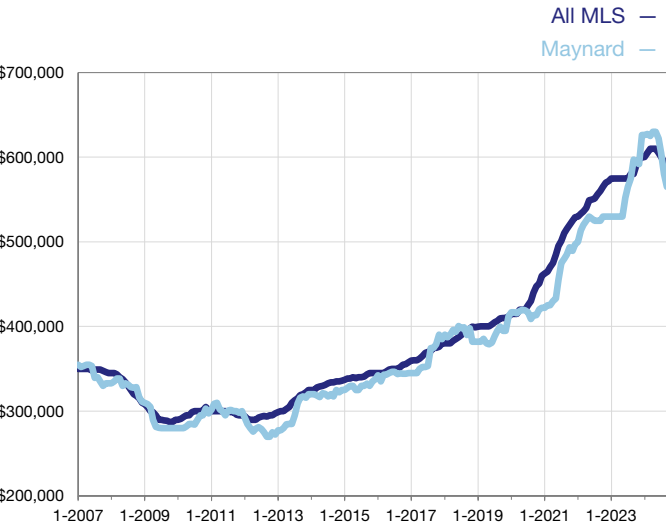
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	52	57	+ 9.6%
Closed Sales	4	6	+ 50.0%	47	51	+ 8.5%
Median Sales Price*	\$692,667	\$538,750	- 22.2%	\$632,000	\$565,000	- 10.6%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	8	18	+ 125.0%	26	26	0.0%
Percent of Original List Price Received*	106.3%	110.0%	+ 3.5%	103.3%	104.4%	+ 1.1%
New Listings	7	11	+ 57.1%	55	58	+ 5.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	20	17	- 15.0%
Closed Sales	1	1	0.0%	20	20	0.0%
Median Sales Price*	\$490,000	\$310,000	- 36.7%	\$452,500	\$452,750	+ 0.1%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	2.8	--	--	--	--
Cumulative Days on Market Until Sale	6	62	+ 933.3%	22	24	+ 9.1%
Percent of Original List Price Received*	111.6%	97.5%	- 12.6%	104.2%	100.6%	- 3.5%
New Listings	1	5	+ 400.0%	22	23	+ 4.5%

* 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

