

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Maynard

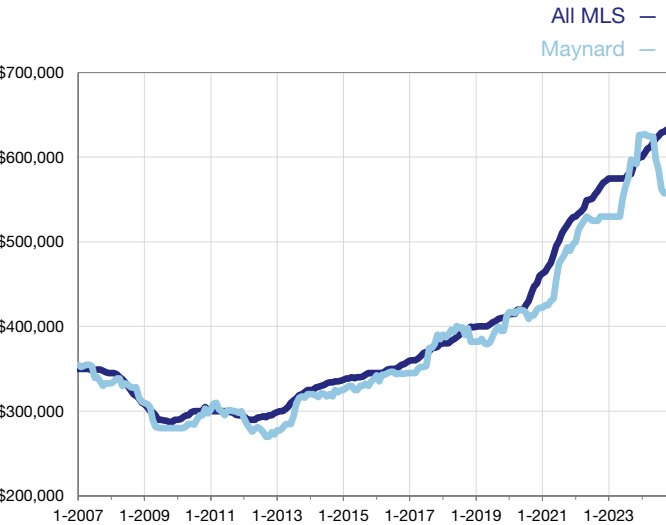
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	13	+ 85.7%	59	67	+ 13.6%
Closed Sales	8	6	- 25.0%	55	57	+ 3.6%
Median Sales Price*	\$555,000	\$578,750	+ 4.3%	\$627,500	\$565,000	- 10.0%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	26	25	- 3.8%
Percent of Original List Price Received*	97.6%	100.5%	+ 3.0%	102.5%	104.0%	+ 1.5%
New Listings	9	9	0.0%	64	67	+ 4.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	21	20	- 4.8%
Closed Sales	2	2	0.0%	22	22	0.0%
Median Sales Price*	\$558,000	\$470,000	- 15.8%	\$462,500	\$457,750	- 1.0%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.4	3.0	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	17	10	- 41.2%	22	23	+ 4.5%
Percent of Original List Price Received*	109.0%	106.4%	- 2.4%	104.6%	101.1%	- 3.3%
New Listings	4	5	+ 25.0%	26	28	+ 7.7%

\* 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

