

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

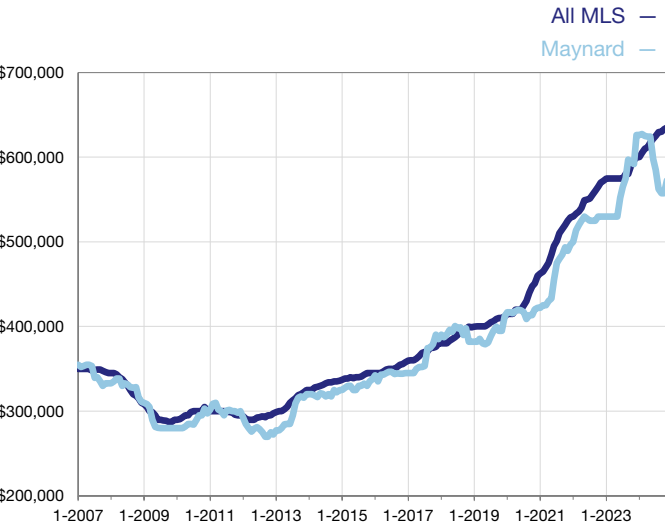
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	64	73	+ 14.1%
Closed Sales	5	12	+ 140.0%	60	69	+ 15.0%
Median Sales Price*	\$477,500	\$654,500	+ 37.1%	\$622,500	\$575,000	- 7.6%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	33	22	- 33.3%	27	25	- 7.4%
Percent of Original List Price Received*	100.5%	106.0%	+ 5.5%	102.3%	104.3%	+ 2.0%
New Listings	5	6	+ 20.0%	69	73	+ 5.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	24	24	0.0%
Closed Sales	2	1	- 50.0%	24	23	- 4.2%
Median Sales Price*	\$494,500	\$425,500	- 14.0%	\$469,500	\$455,000	- 3.1%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	19	19	0.0%	22	22	0.0%
Percent of Original List Price Received*	104.7%	92.5%	- 11.7%	104.6%	100.7%	- 3.7%
New Listings	2	1	- 50.0%	28	29	+ 3.6%

* 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

