

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	4	0.0%	68	76	+ 11.8%
Closed Sales	6	6	0.0%	66	75	+ 13.6%
Median Sales Price*	\$666,500	\$687,450	+ 3.1%	\$626,250	\$580,000	- 7.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	32	26	- 18.8%	27	25	- 7.4%
Percent of Original List Price Received*	98.3%	99.5%	+ 1.2%	101.9%	104.0%	+ 2.1%
New Listings	2	4	+ 100.0%	71	77	+ 8.5%

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

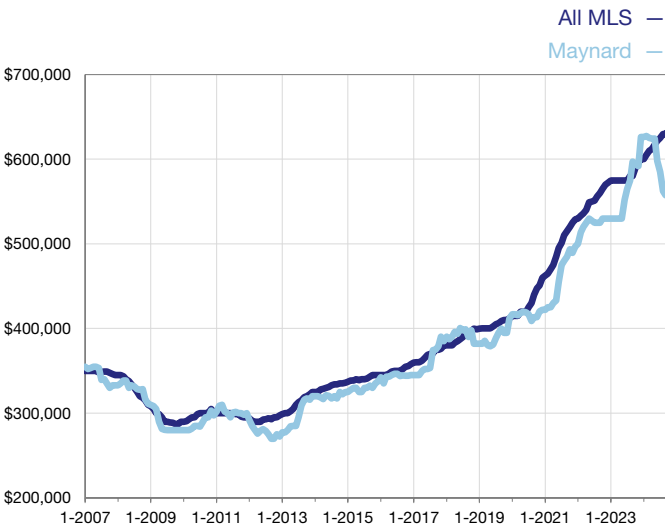
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	4	0.0%	28	28	0.0%
Closed Sales	2	4	+ 100.0%	26	27	+ 3.8%
Median Sales Price*	\$299,000	\$510,000	+ 70.6%	\$462,000	\$455,000	- 1.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	23	26	+ 13.0%
Percent of Original List Price Received*	96.5%	96.1%	- 0.4%	104.0%	100.0%	- 3.8%
New Listings	4	3	- 25.0%	32	32	0.0%

* 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

