

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

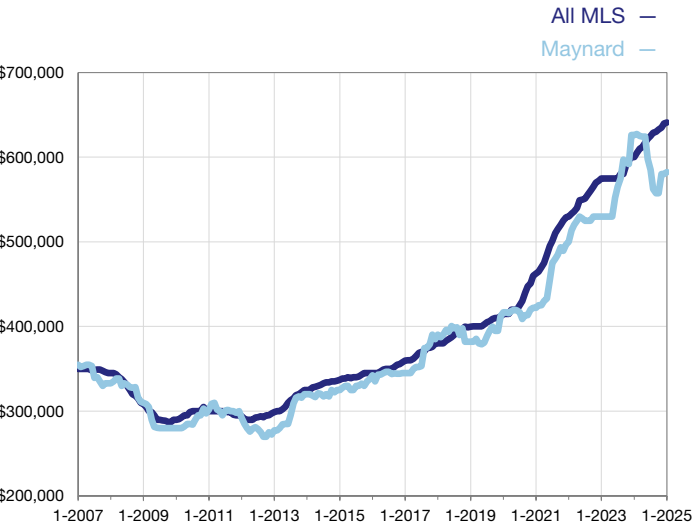
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	6	1	- 83.3%	6	1	- 83.3%
Median Sales Price*	\$590,090	\$910,000	+ 54.2%	\$590,090	\$910,000	+ 54.2%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	30	5	- 83.3%	30	5	- 83.3%
Percent of Original List Price Received*	100.1%	102.3%	+ 2.2%	100.1%	102.3%	+ 2.2%
New Listings	5	5	0.0%	5	5	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$424,500	\$459,850	+ 8.3%	\$424,500	\$459,850	+ 8.3%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	24	63	+ 162.5%	24	63	+ 162.5%
Percent of Original List Price Received*	100.4%	99.2%	- 1.2%	100.4%	99.2%	- 1.2%
New Listings	1	5	+ 400.0%	1	5	+ 400.0%

* 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

