

# Local Market Update – February 2025

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## Maynard

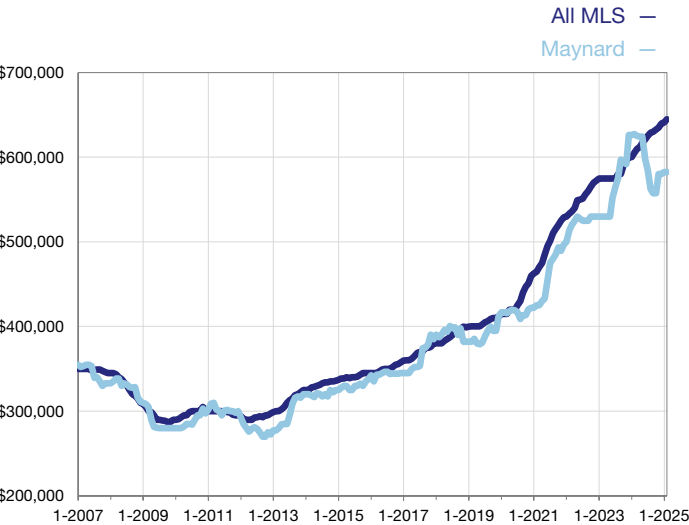
| Single-Family Properties                 | February  |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2024      | 2025      | + / -    | 2024         | 2025      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 6         | 4         | - 33.3%  | 10           | 10        | 0.0%    |
| Closed Sales                             | 2         | 6         | + 200.0% | 8            | 7         | - 12.5% |
| Median Sales Price*                      | \$624,500 | \$626,000 | + 0.2%   | \$619,590    | \$640,000 | + 3.3%  |
| Inventory of Homes for Sale              | 5         | 7         | + 40.0%  | --           | --        | --      |
| Months Supply of Inventory               | 0.9       | 1.1       | + 22.2%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 64        | 21        | - 67.2%  | 38           | 19        | - 50.0% |
| Percent of Original List Price Received* | 103.5%    | 104.6%    | + 1.1%   | 100.9%       | 104.3%    | + 3.4%  |
| New Listings                             | 5         | 8         | + 60.0%  | 10           | 13        | + 30.0% |

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

| Condominium Properties                   | February  |           |         | Year to Date |           |          |
|--|-----------|-----------|---------|--------------|-----------|----------|
|  | 2024      | 2025      | + / -   | 2024         | 2025      | + / -    |
| Key Metrics                              |           |           |         |              |           |          |
| Pending Sales                            | 0         | 4         | --      | 3            | 7         | + 133.3% |
| Closed Sales                             | 3         | 2         | - 33.3% | 7            | 8         | + 14.3%  |
| Median Sales Price*                      | \$413,500 | \$514,950 | + 24.5% | \$419,000    | \$459,850 | + 9.7%   |
| Inventory of Homes for Sale              | 2         | 3         | + 50.0% | --           | --        | --       |
| Months Supply of Inventory               | 0.8       | 1.0       | + 25.0% | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 45        | 19        | - 57.8% | 33           | 52        | + 57.6%  |
| Percent of Original List Price Received* | 95.8%     | 102.5%    | + 7.0%  | 98.4%        | 100.1%    | + 1.7%   |
| New Listings                             | 2         | 3         | + 50.0% | 3            | 8         | + 166.7% |

\* 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

