

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	4	0.0%	75	94	+ 25.3%
Closed Sales	6	9	+ 50.0%	75	93	+ 24.0%
Median Sales Price*	\$687,450	\$595,000	- 13.4%	\$580,000	\$630,000	+ 8.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	25	23	- 8.0%
Percent of Original List Price Received*	99.5%	100.9%	+ 1.4%	104.0%	103.3%	- 0.7%
New Listings	4	2	- 50.0%	77	99	+ 28.6%

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

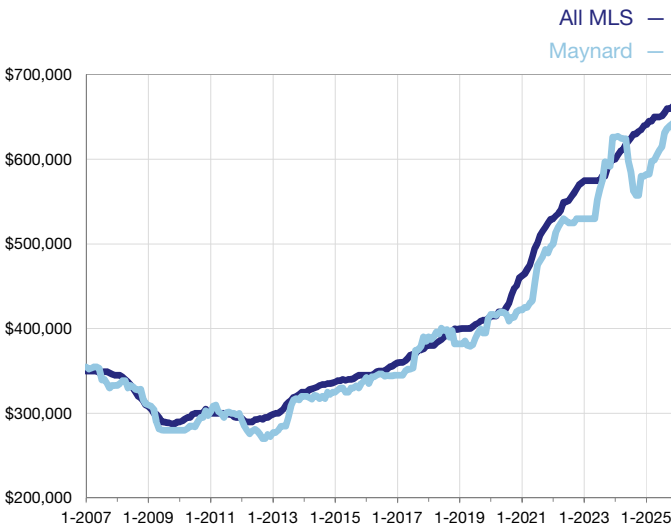
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	2	- 50.0%	28	45	+ 60.7%
Closed Sales	4	3	- 25.0%	27	45	+ 66.7%
Median Sales Price*	\$510,000	\$465,000	- 8.8%	\$455,000	\$482,500	+ 6.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	44	19	- 56.8%	26	38	+ 46.2%
Percent of Original List Price Received*	96.1%	101.3%	+ 5.4%	100.0%	100.2%	+ 0.2%
New Listings	2	3	+ 50.0%	31	48	+ 54.8%

* 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

