

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	8	9	+ 12.5%
Closed Sales	6	5	- 16.7%	7	8	+ 14.3%
Median Sales Price*	\$626,000	\$520,000	- 16.9%	\$640,000	\$597,500	- 6.6%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	21	67	+ 219.0%	19	65	+ 242.1%
Percent of Original List Price Received*	104.6%	92.5%	- 11.6%	104.3%	94.7%	- 9.2%
New Listings	8	3	- 62.5%	13	6	- 53.8%

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

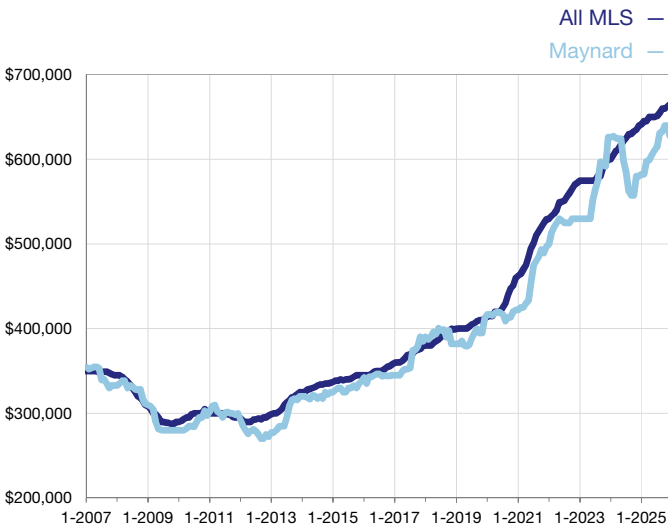
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	5	+ 25.0%	7	10	+ 42.9%
Closed Sales	2	4	+ 100.0%	8	7	- 12.5%
Median Sales Price*	\$514,950	\$496,000	- 3.7%	\$459,850	\$490,000	+ 6.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	33	+ 73.7%	52	34	- 34.6%
Percent of Original List Price Received*	102.5%	102.9%	+ 0.4%	100.1%	100.9%	+ 0.8%
New Listings	3	4	+ 33.3%	8	7	- 12.5%

* 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

