

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	4	- 63.6%	19	13	- 31.6%
Closed Sales	6	2	- 66.7%	13	10	- 23.1%
Median Sales Price*	\$635,750	\$717,000	+ 12.8%	\$640,000	\$649,500	+ 1.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	48	+ 152.6%	19	61	+ 221.1%
Percent of Original List Price Received*	103.6%	96.2%	- 7.1%	104.0%	95.0%	- 8.7%
New Listings	10	5	- 50.0%	23	11	- 52.2%

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

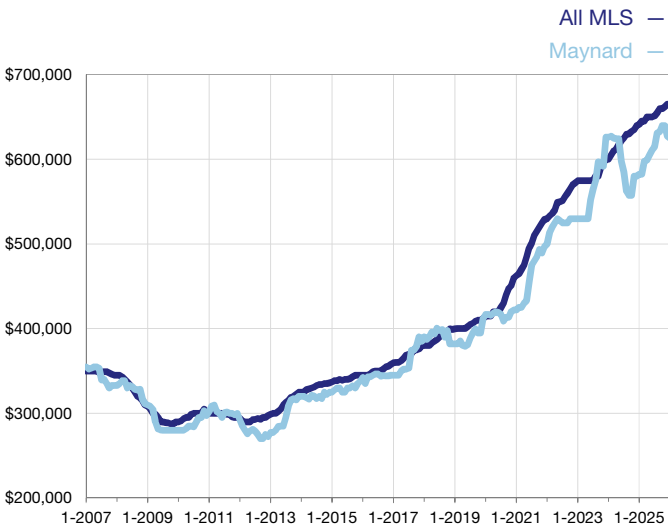
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	2	- 60.0%	12	12	0.0%
Closed Sales	4	5	+ 25.0%	12	12	0.0%
Median Sales Price*	\$483,700	\$488,000	+ 0.9%	\$482,300	\$489,000	+ 1.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	23	41	+ 78.3%	42	37	- 11.9%
Percent of Original List Price Received*	102.4%	100.4%	- 2.0%	100.8%	100.7%	- 0.1%
New Listings	3	2	- 33.3%	11	9	- 18.2%

* 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

