

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	6	- 60.0%	34	19	- 44.1%
Closed Sales	11	4	- 63.6%	24	14	- 41.7%
Median Sales Price*	\$570,000	\$596,000	+ 4.6%	\$611,750	\$618,500	+ 1.1%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	25	17	- 32.0%	22	49	+ 122.7%
Percent of Original List Price Received*	105.6%	106.2%	+ 0.6%	104.7%	98.2%	- 6.2%
New Listings	19	11	- 42.1%	42	22	- 47.6%

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

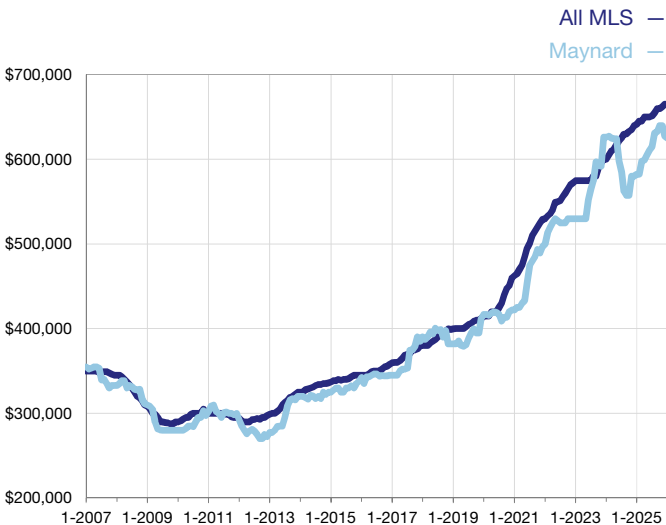
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	6	+ 200.0%	14	16	+ 14.3%
Closed Sales	4	1	- 75.0%	16	13	- 18.8%
Median Sales Price*	\$483,386	\$448,000	- 7.3%	\$482,350	\$488,000	+ 1.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	20	131	+ 555.0%	37	44	+ 18.9%
Percent of Original List Price Received*	102.2%	95.5%	- 6.6%	101.2%	100.3%	- 0.9%
New Listings	8	7	- 12.5%	19	16	- 15.8%

* 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

