Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Maynard

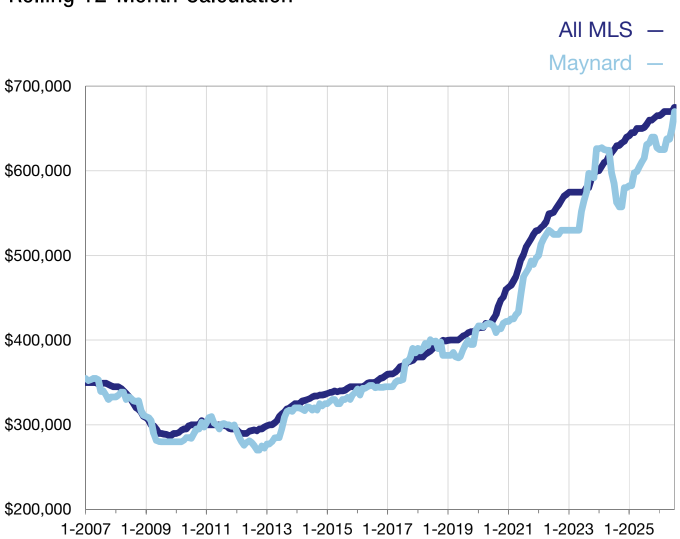
Single-Family Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**6**	- 14.3%	63	**41**	- 34.9%
Closed Sales	11	**12**	+ 9.1%	59	**39**	- 33.9%
Median Sales Price*	$650,000	**$730,250**	+ 12.3%	$625,000	**$639,000**	+ 2.2%
Inventory of Homes for Sale	5	**10**	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	**1.7**	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	26	**27**	+ 3.8%	21	**32**	+ 52.4%
Percent of Original List Price Received*	102.8%	**102.1%**	- 0.7%	104.3%	**100.2%**	- 3.9%
New Listings	5	**7**	+ 40.0%	65	**45**	- 30.8%

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

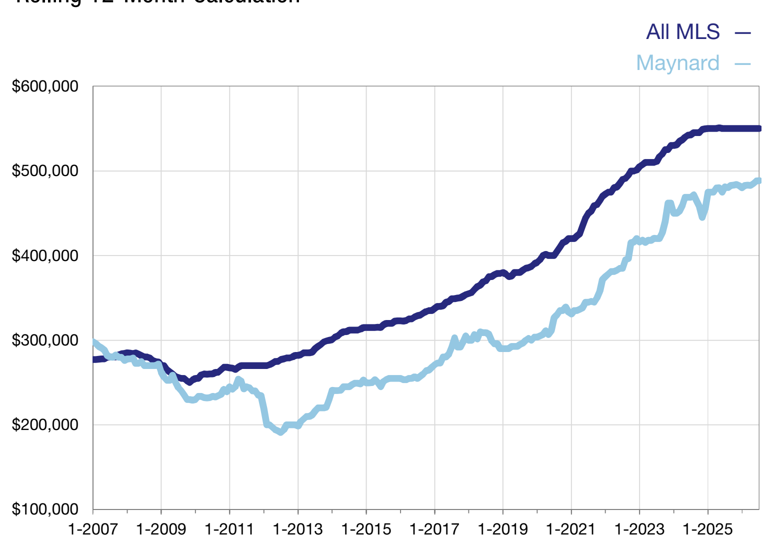
Condominium Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	26	**27**	+ 3.8%
Closed Sales	3	**2**	- 33.3%	30	**27**	- 10.0%
Median Sales Price*	$500,000	**$496,500**	- 0.7%	$483,600	**$490,000**	+ 1.3%
Inventory of Homes for Sale	6	**2**	- 66.7%	--	--	--
Months Supply of Inventory	1.8	**0.5**	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	18	**12**	- 33.3%	43	**36**	- 16.3%
Percent of Original List Price Received*	99.7%	**105.8%**	+ 6.1%	100.4%	**101.2%**	+ 0.8%
New Listings	5	**3**	- 40.0%	30	**23**	- 23.3%

* 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



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