

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Maynard

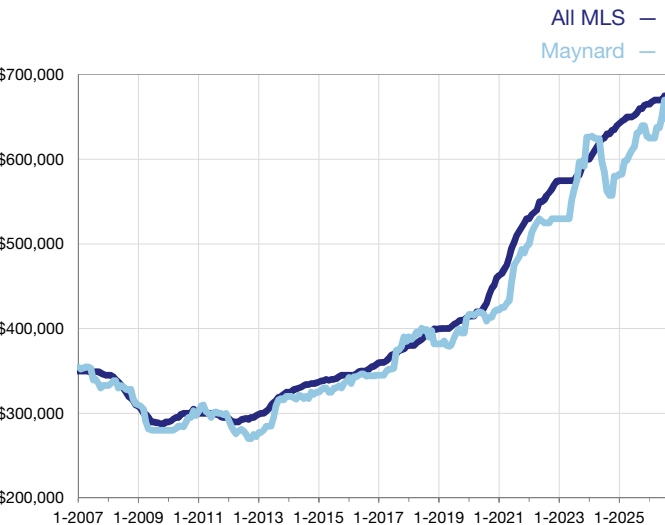
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				5	9	+ 80.0%	68	50	- 26.5%
Closed Sales				7	5	- 28.6%	66	44	- 33.3%
Median Sales Price*				\$820,000	\$780,000	- 4.9%	\$635,000	\$657,500	+ 3.5%
Inventory of Homes for Sale				8	12	+ 50.0%	--	--	--
Months Supply of Inventory				1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale				24	32	+ 33.3%	21	32	+ 52.4%
Percent of Original List Price Received*				100.7%	99.5%	- 1.2%	103.9%	100.2%	- 3.6%
New Listings				8	12	+ 50.0%	73	57	- 21.9%

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

Condominium Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				5	2	- 60.0%	31	29	- 6.5%
Closed Sales				1	5	+ 400.0%	31	32	+ 3.2%
Median Sales Price*				\$474,900	\$428,200	- 9.8%	\$482,500	\$489,500	+ 1.5%
Inventory of Homes for Sale				1	0	- 100.0%	--	--	--
Months Supply of Inventory				0.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale				21	51	+ 142.9%	42	39	- 7.1%
Percent of Original List Price Received*				100.0%	94.9%	- 5.1%	100.4%	100.2%	- 0.2%
New Listings				1	0	- 100.0%	31	23	- 25.8%

* 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

