Local Market Update – October 2026

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

Maynard

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**8**	0.0%	81	**63**	- 22.2%
Closed Sales	6	**8**	+ 33.3%	77	**59**	- 23.4%
Median Sales Price*	$610,000	**$655,000**	+ 7.4%	$630,000	**$655,000**	+ 4.0%
Inventory of Homes for Sale	11	**17**	+ 54.5%	--	--	--
Months Supply of Inventory	1.5	**2.7**	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	22	**25**	+ 13.6%	22	**30**	+ 36.4%
Percent of Original List Price Received*	106.1%	**100.3%**	- 5.5%	104.0%	**99.8%**	- 4.0%
New Listings	12	**7**	- 41.7%	91	**77**	- 15.4%

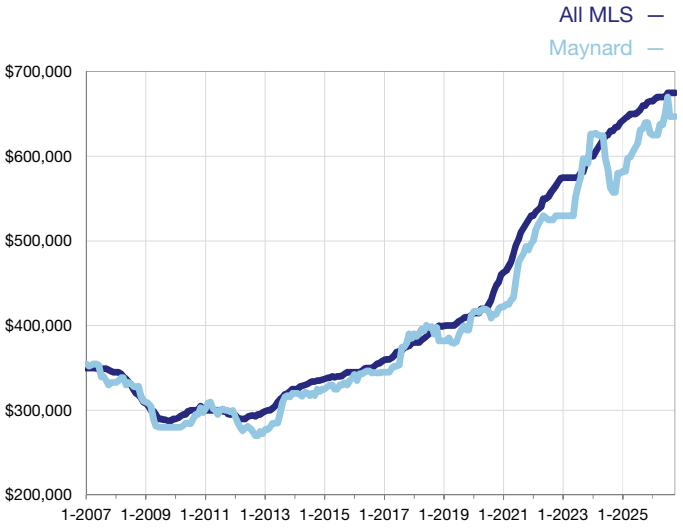
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

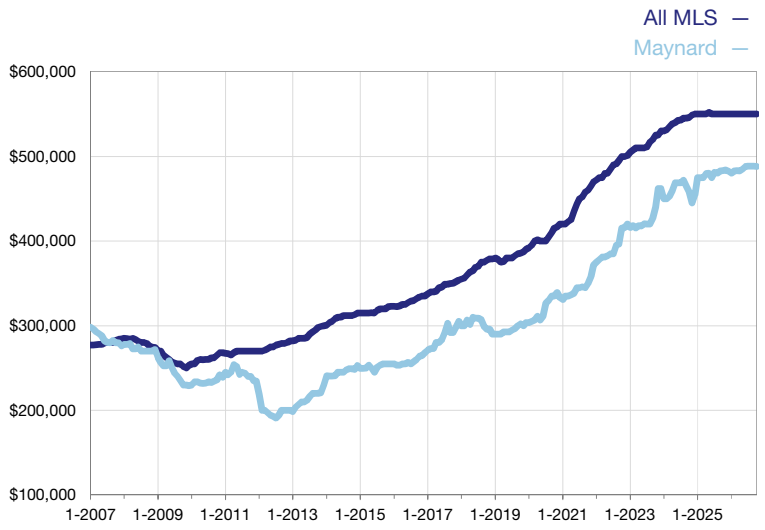
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**1**	- 75.0%	37	**30**	- 18.9%
Closed Sales	3	**0**	- 100.0%	38	**32**	- 15.8%
Median Sales Price*	$505,000	**$0**	- 100.0%	$483,850	**$489,500**	+ 1.2%
Inventory of Homes for Sale	4	**5**	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	**1.4**	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	19	**0**	- 100.0%	41	**39**	- 4.9%
Percent of Original List Price Received*	98.8%	**0.0%**	- 100.0%	100.1%	**100.2%**	+ 0.1%
New Listings	4	**3**	- 25.0%	40	**29**	- 27.5%

* 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



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