

Maynard, MA Area Market Review

2014 - 2018 As of December 31, 2018

Prepared by Marilyn Messenger on Tuesday, January 08, 2019

Single Family

Listing Inventory on December 31	2014	2015	2016	2017	2018
Listing Units	15	21	6	5	4
Median Days on Market	105	86	94	45	57
Median List Price	\$309,900.00	\$349,500.00	\$594,000.00	\$329,900.00	\$414,441.50
Median List \$ / SqFt	\$195.19	\$190.00	\$257.54	\$262.76	\$156.09
Approximate Absorption Rate	66.67%	45.63%	186.11%	198.33%	218.75%
Approximate Months Supply of Inventory	1.50	2.19	0.54	0.50	0.46
Listed (Year to Date)	2014	2015	2016	2017	2018
Listing Units (Taken)	136	157	141	126	115
Median Original List Price	\$332,400.00	\$349,900.00	\$369,900.00	\$379,900.00	\$379,900.00
Median Original List \$ / SqFt	\$204.72	\$201.32	\$221.96	\$233.69	\$250.82
Went Pending (Year to Date)	2014	2015	2016	2017	2018
Listing Units (Went Pending)	127	129	142	121	108
Median List Price	\$326,000.00	\$339,900.00	\$349,850.00	\$379,900.00	\$377,700.00
Median List \$ / SqFt	\$201.56	\$198.73	\$211.95	\$233.51	\$244.45
Median Days to Offer	19	14	15	7	8
Listed & Price Changed (Year to Date)	2014	2015	2016	2017	2018
Listing Units (Price Changed)	54	53	28	30	32
Median Original List Price	\$329,450.00	\$349,900.00	\$374,450.00	\$468,000.00	\$375,000.00
Median Original List \$ / SqFt	\$210.72	\$206.68	\$225.82	\$225.65	\$251.81
Sold (Year to Date)	2014	2015	2016	2017	2018
Closed Units (Sold)	120	115	134	119	105
Median Days on Market	48	42	35	21	20
Median Days to Offer	18	12	13	7	8
Median Sale Price	\$325,000.00	\$338,000.00	\$345,000.00	\$385,000.00	\$382,100.00
Median Sale \$ / SqFt	\$195.08	\$196.57	\$207.79	\$238.10	\$245.73
Median List Price	\$327,950.00	\$349,900.00	\$349,850.00	\$379,900.00	\$379,900.00
Median List \$ / SqFt	\$198.16	\$199.84	\$210.94	\$233.88	\$248.60
Median Original List Price	\$329,900.00	\$349,900.00	\$359,000.00	\$379,900.00	\$379,900.00
Median Original List \$ / SqFt	\$201.56	\$201.92	\$212.43	\$234.30	\$254.93
Median Sale Price as % of List Price	98.85%	98.57%	99.74%	100%	100.72%
Median Sale Price as % of Original List Price	97.74%	98.13%	98.35%	100%	100.65%
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	N/A
Sold Units - Short Sale	4	1	3	3	1
Sold Units - Lender-Owned	3	2	3	1	4
12-Month Activity as of December 31	2014	2015	2016	2017	2018
Units Listed	136	157	141	126	115
Units Price Changed	54	53	28	30	32
Units Went Pending	127	129	142	121	108
Units Sold	120	115	134	119	105

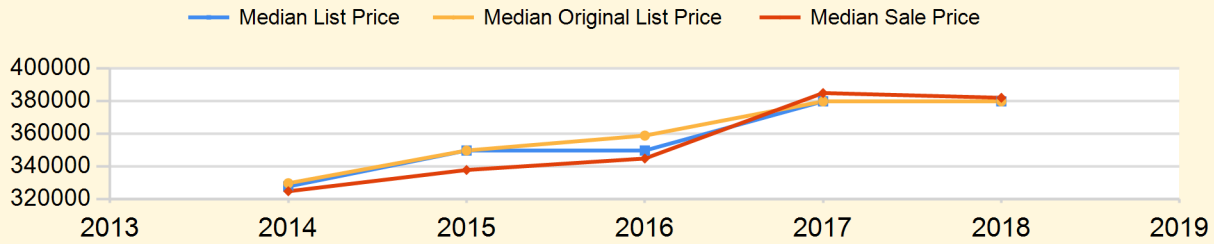
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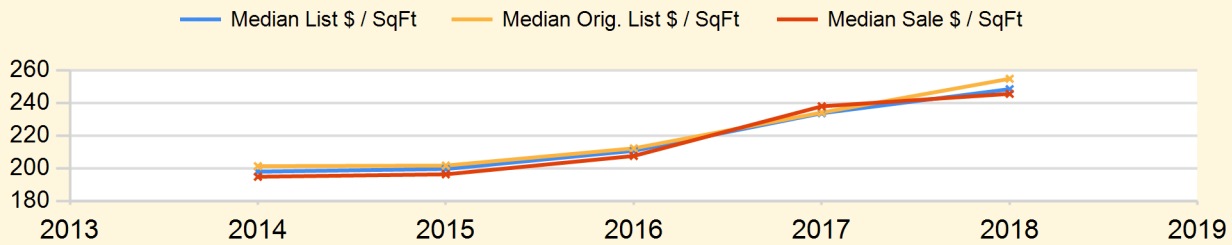
Single Family

Median Price (Sold Inventory - Year to Date)



Solds / Year	2014	2015	2016	2017	2018
List Price	\$327,950.00	\$349,900.00	\$349,850.00	\$379,900.00	\$379,900.00
Original List Price	\$329,900.00	\$349,900.00	\$359,000.00	\$379,900.00	\$379,900.00
Sale Price	\$325,000.00	\$338,000.00	\$345,000.00	\$385,000.00	\$382,100.00

Median Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2014	2015	2016	2017	2018
List \$ / SqFt	\$198.16	\$199.84	\$210.94	\$233.88	\$248.60
Orig. List \$ / SqFt	\$201.56	\$201.92	\$212.43	\$234.30	\$254.93
Sale \$ / SqFt	\$195.08	\$196.57	\$207.79	\$238.10	\$245.73

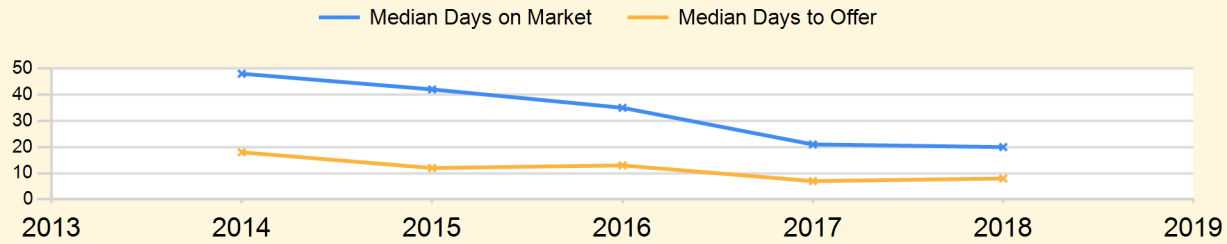
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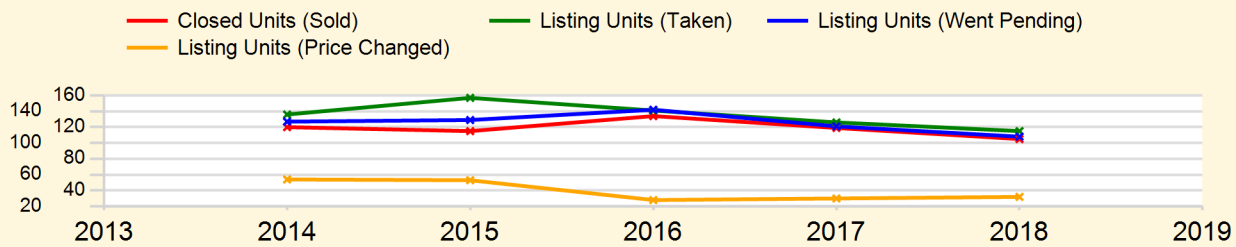
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Median Days to Offer (Sold Inventory - Year to Date)



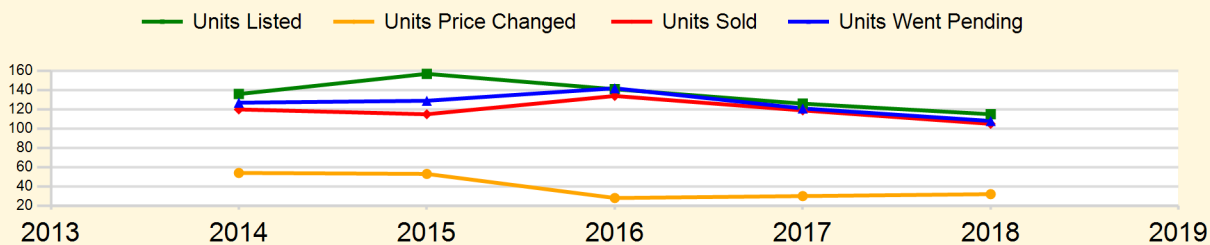
Solds / Year	2014	2015	2016	2017	2018
Days on Market	48	42	35	21	20
Days to Offer	18	12	13	7	8

Listing Units (Year to Date)



Category / Year	2014	2015	2016	2017	2018
Units Sold	120	115	134	119	105
Units Price Changed	54	53	28	30	32
Units Taken	136	157	141	126	115
Units Went Pending	127	129	142	121	108

12 Months Activity



Category / Year	2014	2015	2016	2017	2018
Units Listed	136	157	141	126	115
Units Price Changed	54	53	28	30	32
Units Sold	120	115	134	119	105
Units Went Pending	127	129	142	121	108