

# Maynard, MA Area Market Review

2018 vs. 2017 As of August 14, 2018

Prepared by Marilyn Messenger on Tuesday, August 14, 2018

## Condominium

<b>Listing Inventory on August 14</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units	3	2	-1	-33.33%	↓
Median Days on Market	5	9	4	80%	↑
Median List Price	\$468,000.00	\$239,900.00	-\$228,100.00	-48.74%	↓
Median List \$ / SqFt	\$198.22	\$202.40	\$4.18	2.11%	↑
Approximate Absorption Rate	163.89%	162.50%	-1.39%	-0.85%	↓
Approximate Months Supply of Inventory	0.61	0.62	0.01	1.64%	↑
<b>Listed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Taken)	34	32	-2	-5.88%	↓
Median Original List Price	\$279,950.00	\$302,400.00	\$22,450.00	8.02%	↑
Median Original List \$ / SqFt	\$181.62	\$186.55	\$4.93	2.71%	↑
<b>Went Pending (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Went Pending)	40	27	-13	-32.50%	↓
Median List Price	\$285,000.00	\$290,000.00	\$5,000.00	1.75%	↑
Median List \$ / SqFt	\$181.62	\$166.11	-\$15.51	-8.54%	↓
Median Days to Offer	13	15	2	15.38%	↑
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Price Changed)	7	9	2	28.57%	↑
Median Original List Price	\$310,000.00	\$315,000.00	\$5,000.00	1.61%	↑
Median Original List \$ / SqFt	\$190.22	\$190.71	\$0.49	0.26%	↑
<b>Sold (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Closed Units (Sold)	35	19	-16	-45.71%	↓
Median Days on Market	23	22	-1	-4.35%	↓
Median Days to Offer	12	11	-1	-8.33%	↓
Median Sale Price	\$280,000.00	\$290,000.00	\$10,000.00	3.57%	↑
Median Sale \$ / SqFt	\$183.61	\$160.74	-\$22.87	-12.46%	↓
Median List Price	\$279,900.00	\$299,000.00	\$19,100.00	6.82%	↑
Median List \$ / SqFt	\$183.54	\$165.89	-\$17.65	-9.62%	↓
Median Original List Price	\$279,900.00	\$299,000.00	\$19,100.00	6.82%	↑
Median Original List \$ / SqFt	\$183.54	\$166.11	-\$17.43	-9.50%	↓
Median Sale Price as % of List Price	99.75%	100%	0.25%	0.25%	↑
Median Sale Price as % of Original List Price	99.11%	100%	0.89%	0.90%	↑
Median Sale Price as % of Assessed Price	N/A	119.86%	N/A	N/A	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	1	0	0%	↔
<b>12-Month Activity as of August 14</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Units Listed	56	47	-9	-16.07%	↓
Units Price Changed	15	12	-3	-20%	↓
Units Went Pending	55	42	-13	-23.64%	↓
Units Sold	59	39	-20	-33.90%	↓

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