

Maynard, MA Area Market Review

2014 - 2018 As of December 31, 2018

Prepared by Marilyn Messenger on Thursday, January 24, 2019

Condominium

Listing Inventory on December 31	2014	2015	2016	2017	2018
Listing Units	5	5	12	2	8
Median Days on Market	38	79	59	126	181
Median List Price	\$259,900.00	\$239,900.00	\$399,900.00	\$182,450.00	\$459,000.00
Median List \$ / SqFt	\$209.70	\$179.25	\$223.86	\$199.73	\$218.57
Approximate Absorption Rate	60.00%	56.67%	39.58%	229.17%	36.46%
Approximate Months Supply of Inventory	1.67	1.76	2.53	0.44	2.74
Listed (Year to Date)	2014	2015	2016	2017	2018
Listing Units (Taken)	37	52	74	49	44
Median Original List Price	\$249,900.00	\$267,450.00	\$279,900.00	\$285,000.00	\$309,950.00
Median Original List \$ / SqFt	\$149.44	\$163.87	\$179.98	\$168.89	\$186.25
Went Pending (Year to Date)	2014	2015	2016	2017	2018
Listing Units (Went Pending)	36	41	63	56	38
Median List Price	\$249,900.00	\$259,900.00	\$275,000.00	\$300,000.00	\$289,950.00
Median List \$ / SqFt	\$146.07	\$152.46	\$172.07	\$181.62	\$168.15
Median Days to Offer	41	31	12	13	15
Listed & Price Changed (Year to Date)	2014	2015	2016	2017	2018
Listing Units (Price Changed)	11	20	19	12	15
Median Original List Price	\$237,500.00	\$259,450.00	\$335,000.00	\$305,000.00	\$324,900.00
Median Original List \$ / SqFt	\$143.78	\$159.38	\$190.22	\$193.64	\$190.71
Sold (Year to Date)	2014	2015	2016	2017	2018
Closed Units (Sold)	36	34	57	55	35
Median Days on Market	85	42	38	23	25
Median Days to Offer	45	28	13	12	15
Median Sale Price	\$253,000.00	\$255,000.00	\$268,000.00	\$305,000.00	\$290,000.00
Median Sale \$ / SqFt	\$156.78	\$150.36	\$167.21	\$186.36	\$163.93
Median List Price	\$259,000.00	\$261,900.00	\$273,800.00	\$309,900.00	\$295,000.00
Median List \$ / SqFt	\$161.11	\$158.20	\$167.02	\$187.10	\$166.11
Median Original List Price	\$264,000.00	\$262,450.00	\$273,800.00	\$310,000.00	\$295,000.00
Median Original List \$ / SqFt	\$167.25	\$159.74	\$167.02	\$190.22	\$168.89
Median Sale Price as % of List Price	98.62%	97.98%	99.05%	100%	100%
Median Sale Price as % of Original List Price	97.79%	96.26%	98.51%	100%	99.28%
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	119.93%
Sold Units - Short Sale	0	1	1	0	0
Sold Units - Lender-Owned	2	1	1	1	1
12-Month Activity as of December 31	2014	2015	2016	2017	2018
Units Listed	37	52	74	49	44
Units Price Changed	11	20	19	12	15
Units Went Pending	36	41	63	56	38
Units Sold	36	34	57	55	35

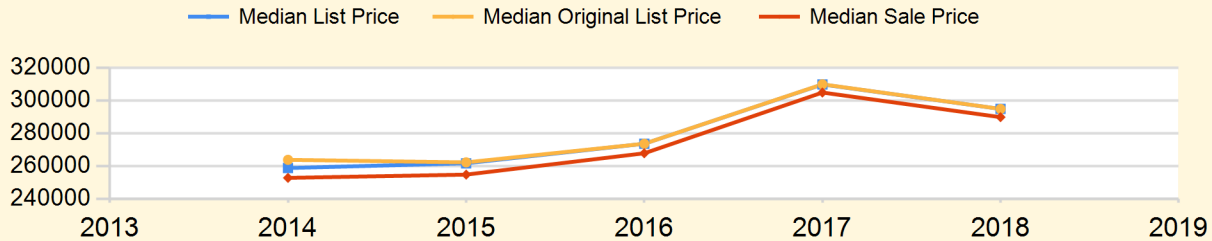
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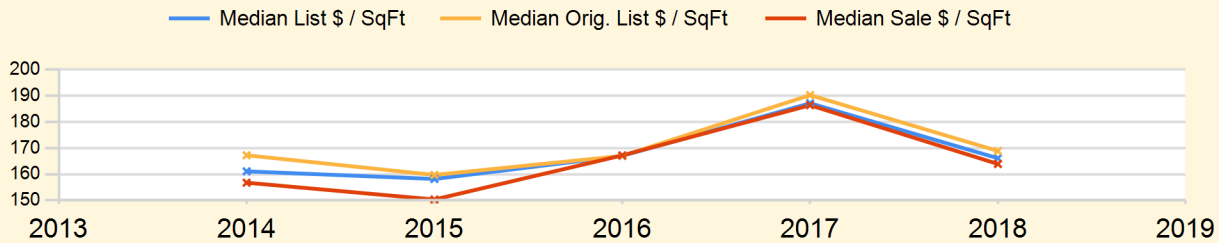
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Median Price (Sold Inventory - Year to Date)



Solds / Year	2014	2015	2016	2017	2018
List Price	\$259,000.00	\$261,900.00	\$273,800.00	\$309,900.00	\$295,000.00
Original List Price	\$264,000.00	\$262,450.00	\$273,800.00	\$310,000.00	\$295,000.00
Sale Price	\$253,000.00	\$255,000.00	\$268,000.00	\$305,000.00	\$290,000.00

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



Solds / Year	2014	2015	2016	2017	2018
List \$ / SqFt	\$161.11	\$158.20	\$167.02	\$187.10	\$166.11
Orig. List \$ / SqFt	\$167.25	\$159.74	\$167.02	\$190.22	\$168.89
Sale \$ / SqFt	\$156.78	\$150.36	\$167.21	\$186.36	\$163.93

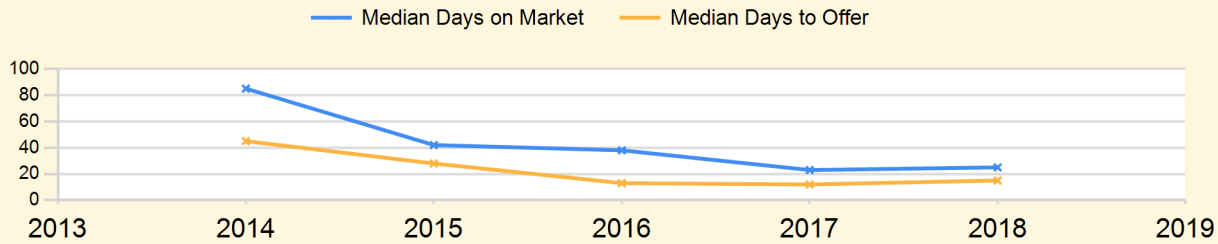
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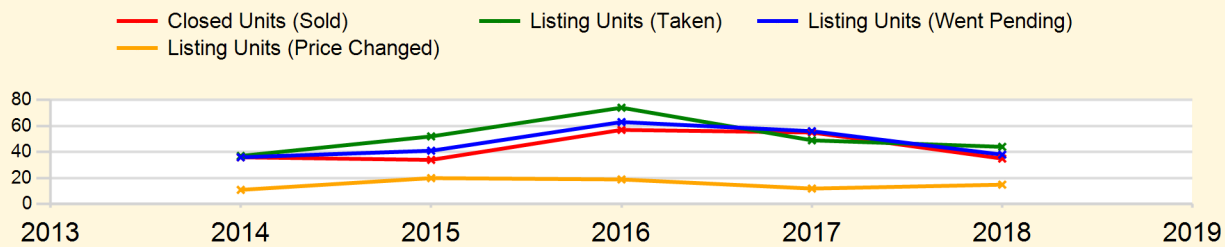
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Median Days to Offer (Sold Inventory - Year to Date)



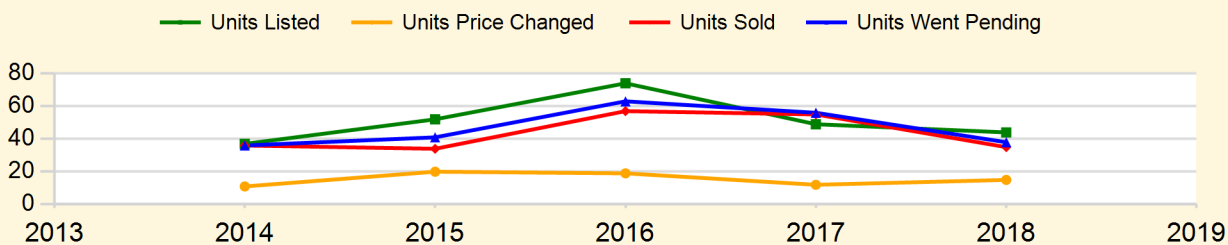
Solds / Year	2014	2015	2016	2017	2018
Days on Market	85	42	38	23	25
Days to Offer	45	28	13	12	15

Listing Units (Year to Date)



Category / Year	2014	2015	2016	2017	2018
Units Sold	36	34	57	55	35
Units Price Changed	11	20	19	12	15
Units Taken	37	52	74	49	44
Units Went Pending	36	41	63	56	38

12 Months Activity



Category / Year	2014	2015	2016	2017	2018
Units Listed	37	52	74	49	44
Units Price Changed	11	20	19	12	15
Units Sold	36	34	57	55	35
Units Went Pending	36	41	63	56	38