

# Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Malden

### Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	21	23	+ 9.5%	136	138	+ 1.5%
Closed Sales	18	22	+ 22.2%	127	130	+ 2.4%
Median Sales Price*	\$496,700	<b>\$496,500</b>	- 0.0%	\$452,500	<b>\$501,750</b>	+ 10.9%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	27	23	- 14.8%
Percent of Original List Price Received*	105.0%	<b>101.4%</b>	- 3.4%	103.7%	<b>106.3%</b>	+ 2.5%
New Listings	21	25	+ 19.0%	164	180	+ 9.8%

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

### Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	14	13	- 7.1%	115	95	- 17.4%
Closed Sales	19	13	- 31.6%	117	87	- 25.6%
Median Sales Price*	\$340,000	<b>\$350,000</b>	+ 2.9%	\$325,000	<b>\$345,000</b>	+ 6.2%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	24	20	- 16.7%
Percent of Original List Price Received*	104.5%	<b>105.4%</b>	+ 0.9%	104.4%	<b>106.0%</b>	+ 1.5%
New Listings	15	20	+ 33.3%	128	113	- 11.7%

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

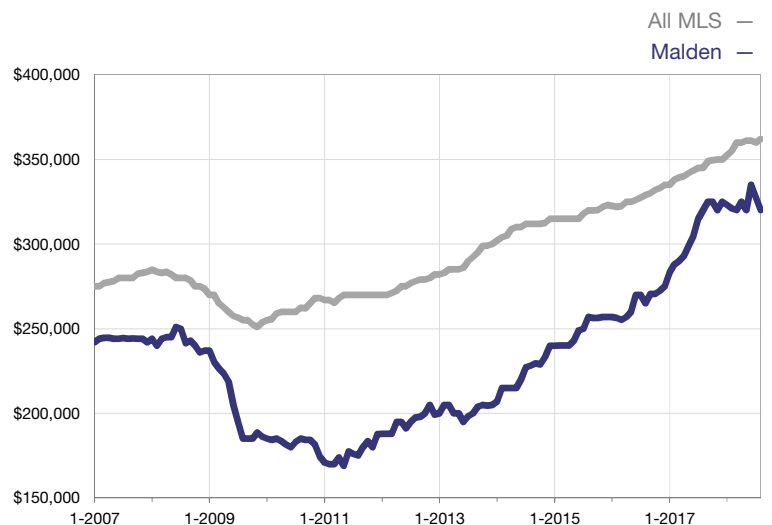
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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