

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 15 | 10 | - 33.3% | 228 | 212 | - 7.0% |
| Closed Sales | 23 | 14 | - 39.1% | 224 | 220 | - 1.8% |
| Median Sales Price* | \$625,000 | \$527,000 | - 15.7% | \$603,117 | \$628,000 | + 4.1% |
| Inventory of Homes for Sale | 21 | 7 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.4 | - 63.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 22 | 20 | - 9.1% | 23 | 24 | + 4.3% |
| Percent of Original List Price Received* | 104.3% | 99.2% | - 4.9% | 105.8% | 104.1% | - 1.6% |
| New Listings | 11 | 7 | - 36.4% | 268 | 241 | - 10.1% |

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

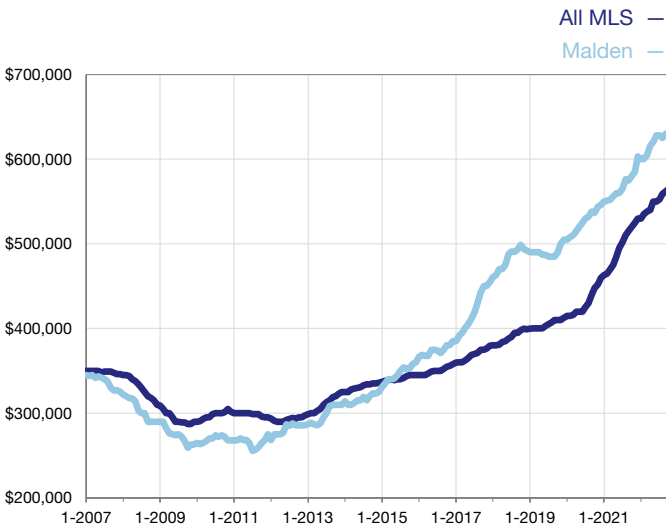
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 9 | 6 | - 33.3% | 168 | 119 | - 29.2% |
| Closed Sales | 14 | 12 | - 14.3% | 172 | 123 | - 28.5% |
| Median Sales Price* | \$390,000 | \$418,700 | + 7.4% | \$381,500 | \$407,500 | + 6.8% |
| Inventory of Homes for Sale | 12 | 9 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.9 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 26 | - 7.1% | 30 | 28 | - 6.7% |
| Percent of Original List Price Received* | 101.7% | 97.0% | - 4.6% | 101.3% | 101.8% | + 0.5% |
| New Listings | 4 | 5 | + 25.0% | 189 | 143 | - 24.3% |

* 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

