

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	11	8	- 27.3%
Closed Sales	14	13	- 7.1%	14	13	- 7.1%
Median Sales Price*	\$557,500	\$625,000	+ 12.1%	\$557,500	\$625,000	+ 12.1%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	23	40	+ 73.9%	23	40	+ 73.9%
Percent of Original List Price Received*	101.3%	97.0%	- 4.2%	101.3%	97.0%	- 4.2%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

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

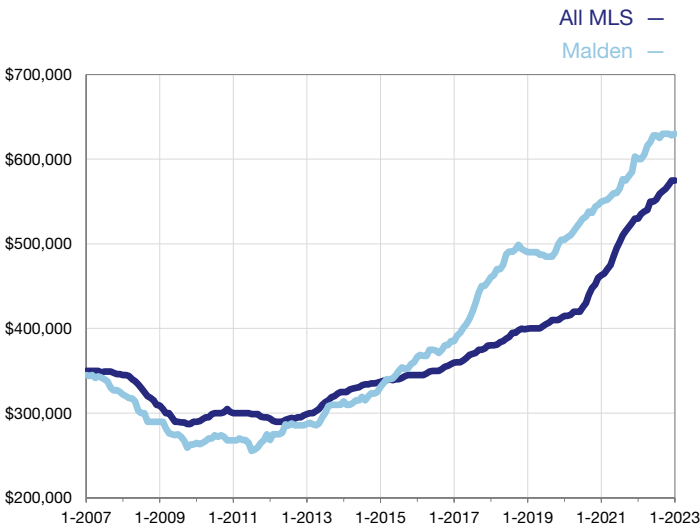
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	5	8	+ 60.0%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$321,900	\$319,900	- 0.6%	\$321,900	\$319,900	- 0.6%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	27	32	+ 18.5%
Percent of Original List Price Received*	98.9%	97.1%	- 1.8%	98.9%	97.1%	- 1.8%
New Listings	5	7	+ 40.0%	5	7	+ 40.0%

* 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

