

Local Market Update – October 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	21	19	- 9.5%	188	176	- 6.4%
Closed Sales	21	17	- 19.0%	180	168	- 6.7%
Median Sales Price*	\$380,000	\$450,000	+ 18.4%	\$381,500	\$455,000	+ 19.3%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 24.0%	51	27	- 47.1%
Percent of Original List Price Received*	101.0%	100.4%	- 0.6%	101.0%	103.4%	+ 2.4%
New Listings	15	19	+ 26.7%	214	206	- 3.7%

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

Condominium Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	14	18	+ 28.6%	139	140	+ 0.7%
Closed Sales	13	10	- 23.1%	132	140	+ 6.1%
Median Sales Price*	\$292,500	\$300,000	+ 2.6%	\$270,500	\$325,000	+ 20.1%
Inventory of Homes for Sale	23	5	- 78.3%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	31	16	- 48.4%	47	23	- 51.1%
Percent of Original List Price Received*	104.3%	101.4%	- 2.8%	102.7%	104.3%	+ 1.6%
New Listings	19	15	- 21.1%	169	152	- 10.1%

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

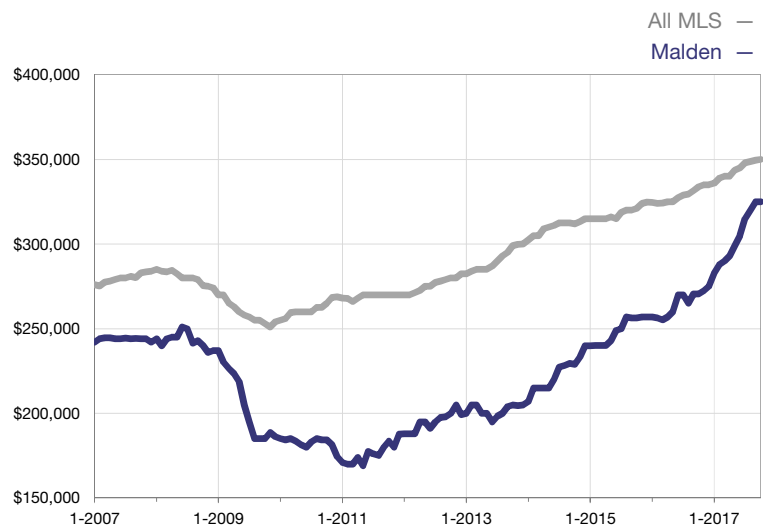
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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