

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	25	+ 31.6%	113	134	+ 18.6%
Closed Sales	17	27	+ 58.8%	106	123	+ 16.0%
Median Sales Price*	\$523,000	\$490,000	- 6.3%	\$504,000	\$485,000	- 3.8%
Inventory of Homes for Sale	29	33	+ 13.8%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	14	24	+ 71.4%	21	35	+ 66.7%
Percent of Original List Price Received*	106.1%	101.7%	- 4.1%	106.4%	100.4%	- 5.6%
New Listings	24	26	+ 8.3%	155	173	+ 11.6%

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

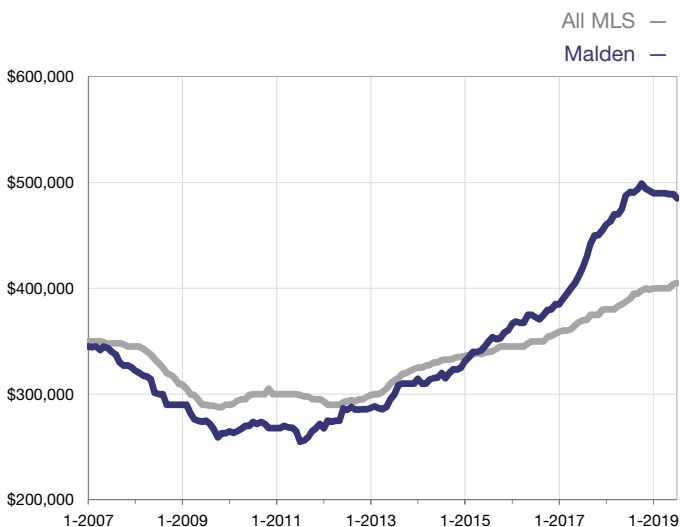
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	11	+ 10.0%	80	88	+ 10.0%
Closed Sales	17	18	+ 5.9%	74	80	+ 8.1%
Median Sales Price*	\$391,000	\$351,000	- 10.2%	\$342,500	\$354,500	+ 3.5%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	18	+ 5.9%	20	32	+ 60.0%
Percent of Original List Price Received*	106.1%	101.7%	- 4.1%	106.1%	101.7%	- 4.1%
New Listings	10	14	+ 40.0%	93	96	+ 3.2%

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

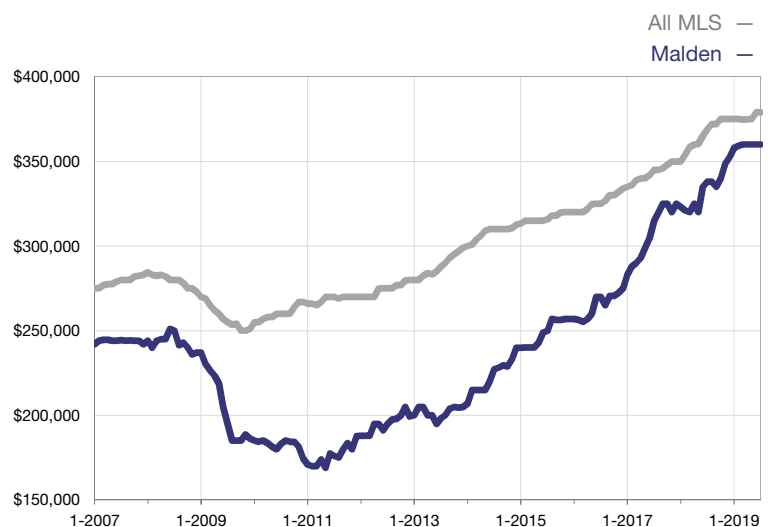
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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