

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	24	+ 166.7%	55	73	+ 32.7%
Closed Sales	18	15	- 16.7%	51	55	+ 7.8%
Median Sales Price*	\$547,500	\$615,000	+ 12.3%	\$530,000	\$568,000	+ 7.2%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	36	41	+ 13.9%	41	32	- 22.0%
Percent of Original List Price Received*	103.3%	107.0%	+ 3.6%	100.8%	104.0%	+ 3.2%
New Listings	8	28	+ 250.0%	57	78	+ 36.8%

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

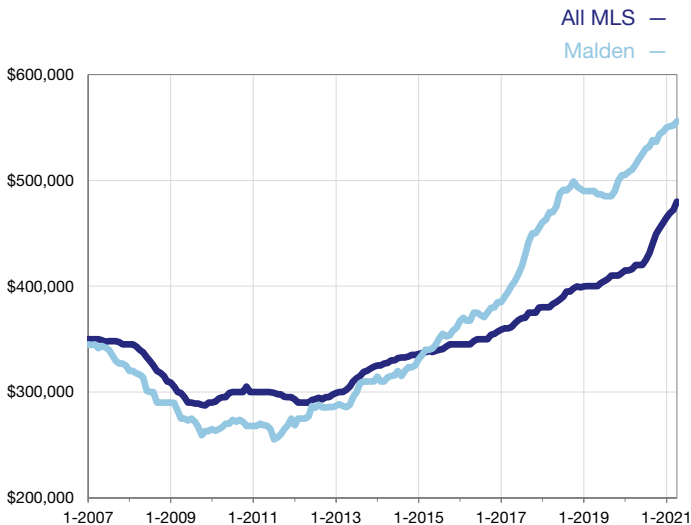
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	15	+ 200.0%	34	63	+ 85.3%
Closed Sales	9	16	+ 77.8%	33	56	+ 69.7%
Median Sales Price*	\$355,000	\$377,000	+ 6.2%	\$355,000	\$374,500	+ 5.5%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	25	55	+ 120.0%	28	46	+ 64.3%
Percent of Original List Price Received*	100.7%	102.5%	+ 1.8%	101.9%	99.6%	- 2.3%
New Listings	8	15	+ 87.5%	40	60	+ 50.0%

* 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

