

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	14	- 6.7%	70	86	+ 22.9%
Closed Sales	13	23	+ 76.9%	64	78	+ 21.9%
Median Sales Price*	\$560,000	\$580,000	+ 3.6%	\$536,000	\$579,950	+ 8.2%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	18	12	- 33.3%	37	26	- 29.7%
Percent of Original List Price Received*	104.1%	110.4%	+ 6.1%	101.5%	105.9%	+ 4.3%
New Listings	25	18	- 28.0%	82	94	+ 14.6%

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

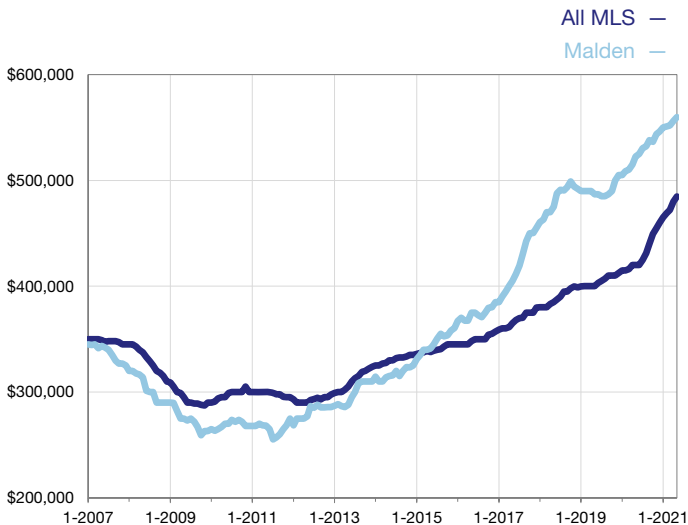
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	17	+ 112.5%	42	80	+ 90.5%
Closed Sales	2	13	+ 550.0%	35	69	+ 97.1%
Median Sales Price*	\$369,500	\$400,000	+ 8.3%	\$355,000	\$375,000	+ 5.6%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	26	19	- 26.9%	27	41	+ 51.9%
Percent of Original List Price Received*	100.8%	102.8%	+ 2.0%	101.8%	100.2%	- 1.6%
New Listings	12	20	+ 66.7%	52	81	+ 55.8%

* 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

