

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	29	+ 107.1%	85	93	+ 9.4%
Closed Sales	23	20	- 13.0%	78	73	- 6.4%
Median Sales Price*	\$580,000	\$663,500	+ 14.4%	\$579,950	\$635,000	+ 9.5%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	12	23	+ 91.7%	26	25	- 3.8%
Percent of Original List Price Received*	110.4%	109.7%	- 0.6%	105.9%	105.9%	0.0%
New Listings	18	35	+ 94.4%	94	112	+ 19.1%

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

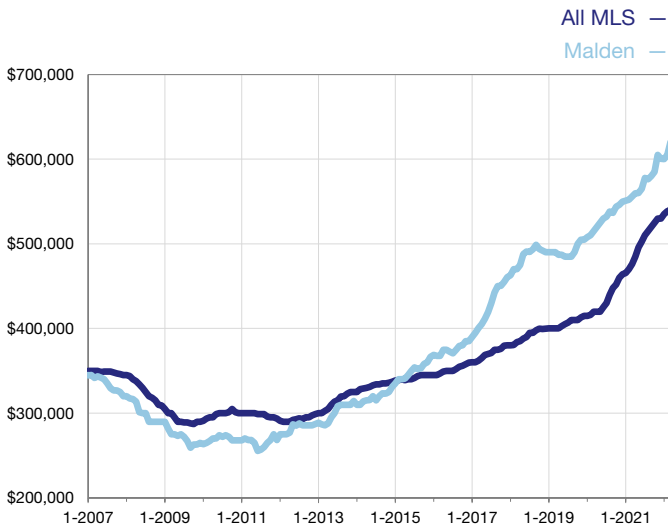
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	17	+ 6.3%	79	58	- 26.6%
Closed Sales	13	12	- 7.7%	70	41	- 41.4%
Median Sales Price*	\$400,000	\$415,000	+ 3.8%	\$379,000	\$420,000	+ 10.8%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	13	- 31.6%	41	32	- 22.0%
Percent of Original List Price Received*	102.8%	105.3%	+ 2.4%	100.3%	103.4%	+ 3.1%
New Listings	20	21	+ 5.0%	81	69	- 14.8%

* 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

