

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	14	- 33.3%	189	190	+ 0.5%
Closed Sales	20	14	- 30.0%	177	196	+ 10.7%
Median Sales Price*	\$622,500	\$515,000	- 17.3%	\$595,000	\$635,000	+ 6.7%
Inventory of Homes for Sale	33	14	- 57.6%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	26	47	+ 80.8%	23	24	+ 4.3%
Percent of Original List Price Received*	103.2%	98.0%	- 5.0%	106.0%	104.8%	- 1.1%
New Listings	21	13	- 38.1%	232	221	- 4.7%

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

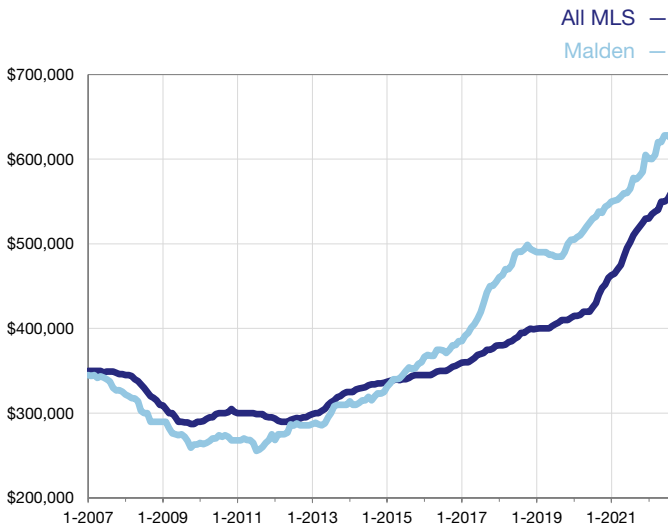
Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	8	- 46.7%	147	105	- 28.6%
Closed Sales	18	8	- 55.6%	142	106	- 25.4%
Median Sales Price*	\$380,250	\$421,450	+ 10.8%	\$382,500	\$416,950	+ 9.0%
Inventory of Homes for Sale	24	10	- 58.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	32	28	- 12.5%
Percent of Original List Price Received*	101.2%	100.6%	- 0.6%	101.3%	102.5%	+ 1.2%
New Listings	16	13	- 18.8%	170	129	- 24.1%

* 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

