

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	24	14	- 41.7%	213	203	- 4.7%
Closed Sales	24	10	- 58.3%	201	206	+ 2.5%
Median Sales Price*	\$539,500	\$551,500	+ 2.2%	\$592,000	\$632,500	+ 6.8%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	22	27	+ 22.7%	23	24	+ 4.3%
Percent of Original List Price Received*	106.0%	97.1%	- 8.4%	106.0%	104.5%	- 1.4%
New Listings	25	13	- 48.0%	257	234	- 8.9%

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

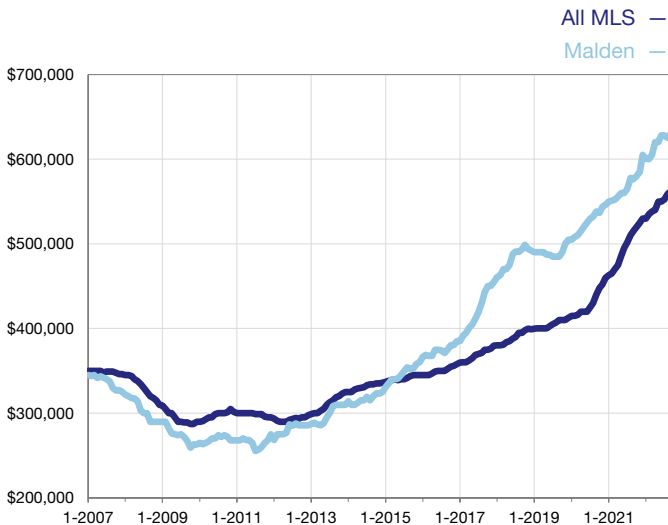
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	9	- 25.0%	159	113	- 28.9%
Closed Sales	16	5	- 68.8%	158	111	- 29.7%
Median Sales Price*	\$365,000	\$350,000	- 4.1%	\$381,500	\$407,000	+ 6.7%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	30	28	- 6.7%
Percent of Original List Price Received*	100.7%	96.8%	- 3.9%	101.3%	102.3%	+ 1.0%
New Listings	15	9	- 40.0%	185	138	- 25.4%

* 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

