

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	20	15	- 25.0%
Closed Sales	10	3	- 70.0%	24	16	- 33.3%
Median Sales Price*	\$575,000	\$635,000	+ 10.4%	\$565,000	\$627,500	+ 11.1%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	47	30	- 36.2%	33	39	+ 18.2%
Percent of Original List Price Received*	98.8%	102.0%	+ 3.2%	100.2%	97.9%	- 2.3%
New Listings	11	7	- 36.4%	18	15	- 16.7%

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

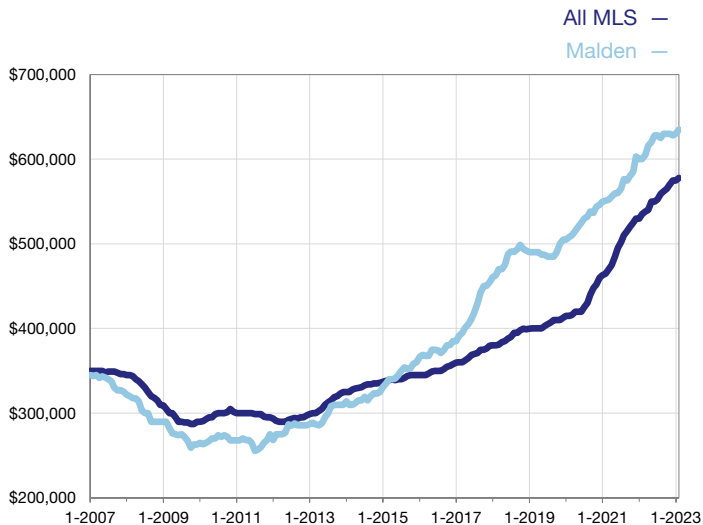
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	13	14	+ 7.7%
Closed Sales	3	4	+ 33.3%	10	9	- 10.0%
Median Sales Price*	\$469,000	\$392,500	- 16.3%	\$400,000	\$319,900	- 20.0%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	115	41	- 64.3%	53	36	- 32.1%
Percent of Original List Price Received*	100.2%	96.4%	- 3.8%	99.3%	96.8%	- 2.5%
New Listings	7	3	- 57.1%	12	10	- 16.7%

* 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

