

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	12	- 40.0%	40	26	- 35.0%
Closed Sales	14	9	- 35.7%	38	25	- 34.2%
Median Sales Price*	\$668,500	\$590,000	- 11.7%	\$590,000	\$620,000	+ 5.1%
Inventory of Homes for Sale	22	5	- 77.3%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	19	32	+ 68.4%	28	36	+ 28.6%
Percent of Original List Price Received*	108.2%	101.1%	- 6.6%	103.2%	99.1%	- 4.0%
New Listings	33	11	- 66.7%	51	26	- 49.0%

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

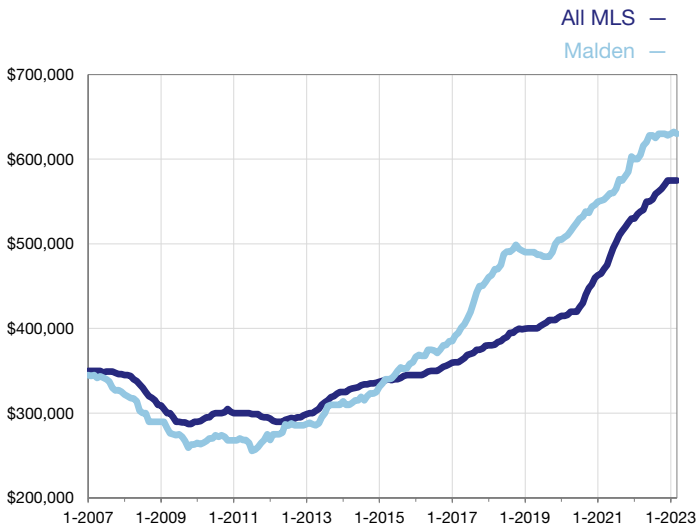
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	24	21	- 12.5%
Closed Sales	9	8	- 11.1%	19	17	- 10.5%
Median Sales Price*	\$420,000	\$395,000	- 6.0%	\$420,000	\$344,000	- 18.1%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	17	67	+ 294.1%	36	50	+ 38.9%
Percent of Original List Price Received*	105.4%	97.4%	- 7.6%	102.2%	97.1%	- 5.0%
New Listings	15	10	- 33.3%	27	20	- 25.9%

* 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

