

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	9	- 55.0%	60	35	- 41.7%
Closed Sales	15	7	- 53.3%	53	32	- 39.6%
Median Sales Price*	\$721,500	\$670,000	- 7.1%	\$628,000	\$622,500	- 0.9%
Inventory of Homes for Sale	25	4	- 84.0%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	20	29	+ 45.0%	26	35	+ 34.6%
Percent of Original List Price Received*	107.8%	104.0%	- 3.5%	104.5%	100.2%	- 4.1%
New Listings	26	8	- 69.2%	77	34	- 55.8%

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

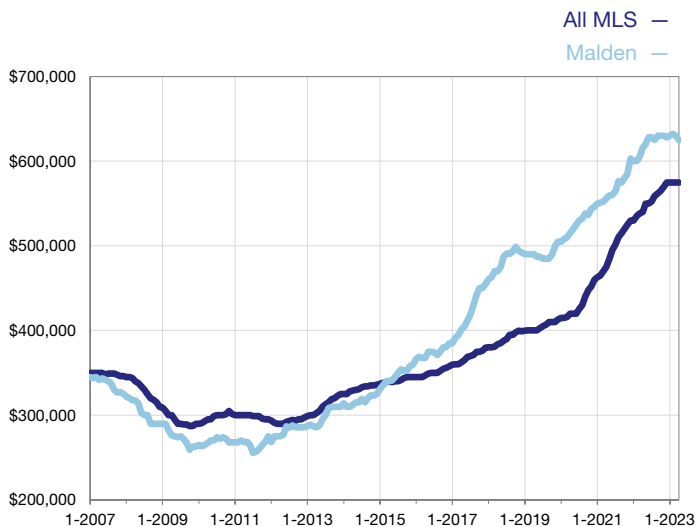
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	37	27	- 27.0%
Closed Sales	10	6	- 40.0%	29	23	- 20.7%
Median Sales Price*	\$418,500	\$493,750	+ 18.0%	\$420,000	\$390,000	- 7.1%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	49	23	- 53.1%	40	43	+ 7.5%
Percent of Original List Price Received*	103.4%	102.0%	- 1.4%	102.6%	98.4%	- 4.1%
New Listings	19	6	- 68.4%	46	26	- 43.5%

* 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

