

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	13	- 55.2%	89	48	- 46.1%
Closed Sales	20	11	- 45.0%	73	43	- 41.1%
Median Sales Price*	\$663,500	\$740,010	+ 11.5%	\$635,000	\$630,000	- 0.8%
Inventory of Homes for Sale	27	6	- 77.8%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	23	17	- 26.1%	25	30	+ 20.0%
Percent of Original List Price Received*	109.7%	108.3%	- 1.3%	105.9%	102.2%	- 3.5%
New Listings	35	15	- 57.1%	107	49	- 54.2%

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

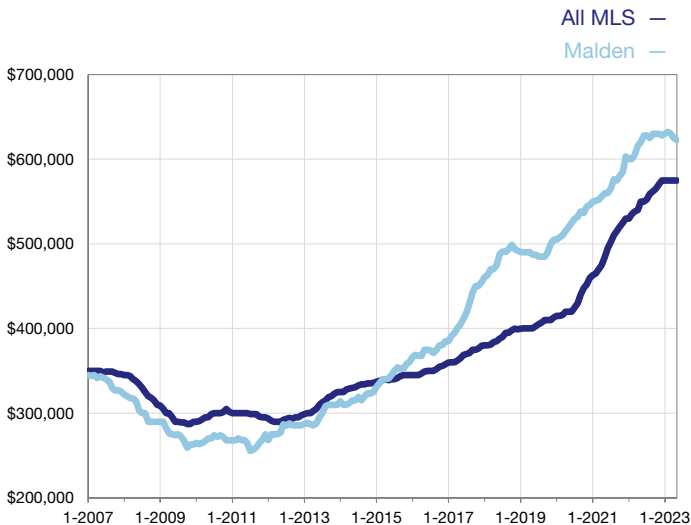
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	15	+ 15.4%	50	41	- 18.0%
Closed Sales	12	6	- 50.0%	41	29	- 29.3%
Median Sales Price*	\$415,000	\$544,000	+ 31.1%	\$420,000	\$450,100	+ 7.2%
Inventory of Homes for Sale	20	4	- 80.0%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	32	38	+ 18.8%
Percent of Original List Price Received*	105.3%	104.1%	- 1.1%	103.4%	99.5%	- 3.8%
New Listings	19	12	- 36.8%	65	38	- 41.5%

* 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

