

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	20	- 33.3%	119	68	- 42.9%
Closed Sales	34	15	- 55.9%	107	58	- 45.8%
Median Sales Price*	\$636,500	\$668,000	+ 4.9%	\$635,000	\$637,500	+ 0.4%
Inventory of Homes for Sale	27	10	- 63.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	14	- 22.2%	23	26	+ 13.0%
Percent of Original List Price Received*	108.1%	109.2%	+ 1.0%	106.6%	104.0%	- 2.4%
New Listings	33	24	- 27.3%	140	73	- 47.9%

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

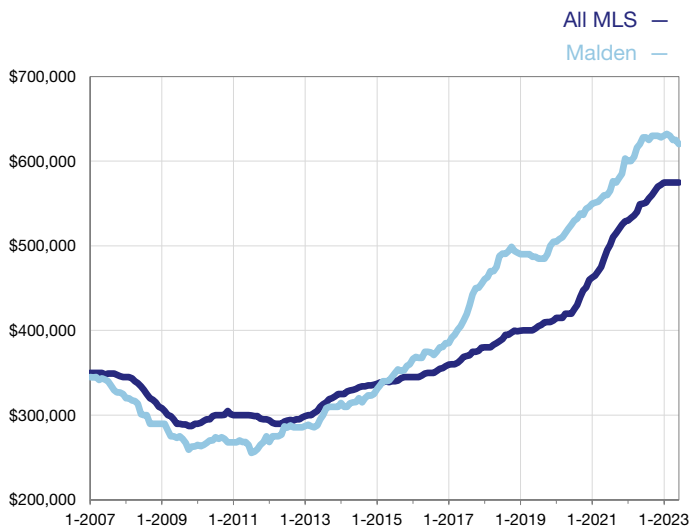
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	13	- 38.1%	71	53	- 25.4%
Closed Sales	16	10	- 37.5%	57	40	- 29.8%
Median Sales Price*	\$387,500	\$425,000	+ 9.7%	\$420,000	\$440,050	+ 4.8%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	32	34	+ 6.3%
Percent of Original List Price Received*	100.6%	102.3%	+ 1.7%	102.6%	100.6%	- 1.9%
New Listings	18	12	- 33.3%	83	50	- 39.8%

* 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

