

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	24	+ 9.1%	141	88	- 37.6%
Closed Sales	27	15	- 44.4%	134	73	- 45.5%
Median Sales Price*	\$630,000	\$675,000	+ 7.1%	\$635,000	\$655,000	+ 3.1%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	22	35	+ 59.1%	22	28	+ 27.3%
Percent of Original List Price Received*	105.9%	107.8%	+ 1.8%	106.5%	104.8%	- 1.6%
New Listings	23	24	+ 4.3%	163	97	- 40.5%

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

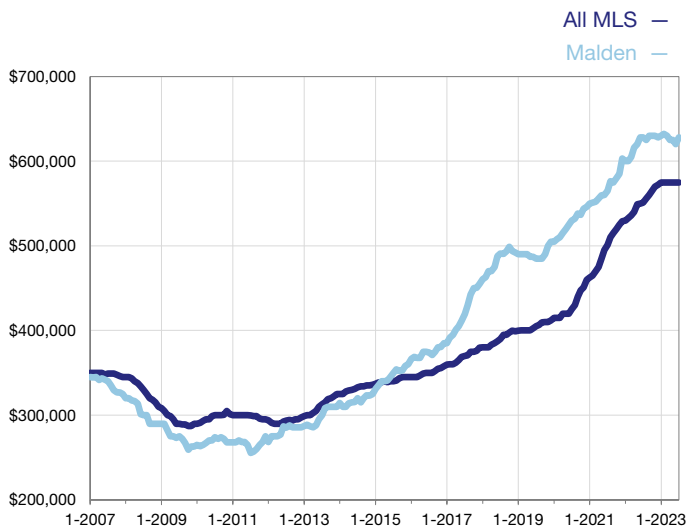
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	81	60	- 25.9%
Closed Sales	20	12	- 40.0%	77	54	- 29.9%
Median Sales Price*	\$397,500	\$415,000	+ 4.4%	\$416,000	\$425,000	+ 2.2%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	17	18	+ 5.9%	29	30	+ 3.4%
Percent of Original List Price Received*	105.1%	103.2%	- 1.8%	103.3%	101.2%	- 2.0%
New Listings	12	8	- 33.3%	94	58	- 38.3%

* 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

