

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	15	- 16.7%	159	101	- 36.5%
Closed Sales	24	21	- 12.5%	158	94	- 40.5%
Median Sales Price*	\$609,500	\$678,000	+ 11.2%	\$635,000	\$662,500	+ 4.3%
Inventory of Homes for Sale	33	19	- 42.4%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	26	15	- 42.3%	23	25	+ 8.7%
Percent of Original List Price Received*	101.7%	106.6%	+ 4.8%	105.7%	105.2%	- 0.5%
New Listings	24	21	- 12.5%	187	118	- 36.9%

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

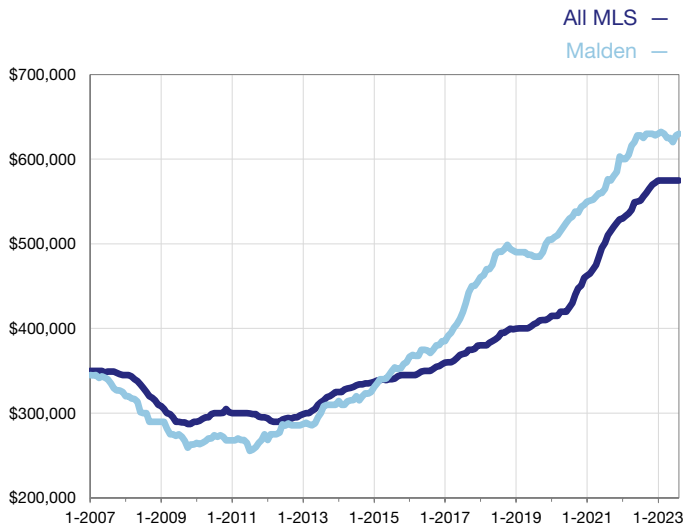
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	87	70	- 19.5%
Closed Sales	11	7	- 36.4%	88	61	- 30.7%
Median Sales Price*	\$355,000	\$474,000	+ 33.5%	\$401,000	\$437,000	+ 9.0%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	28	29	+ 3.6%
Percent of Original List Price Received*	100.1%	102.8%	+ 2.7%	102.9%	101.4%	- 1.5%
New Listings	6	12	+ 100.0%	100	70	- 30.0%

* 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

