

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	30	+ 87.5%	175	129	- 26.3%
Closed Sales	24	12	- 50.0%	182	106	- 41.8%
Median Sales Price*	\$649,500	\$660,000	+ 1.6%	\$635,000	\$660,000	+ 3.9%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	23	24	+ 4.3%
Percent of Original List Price Received*	102.8%	105.1%	+ 2.2%	105.4%	105.2%	- 0.2%
New Listings	14	20	+ 42.9%	201	138	- 31.3%

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

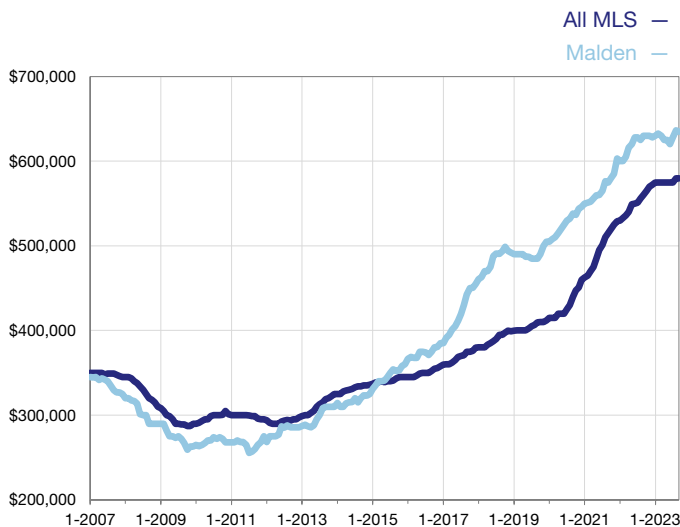
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	97	80	- 17.5%
Closed Sales	10	11	+ 10.0%	98	72	- 26.5%
Median Sales Price*	\$422,500	\$430,000	+ 1.8%	\$411,500	\$433,500	+ 5.3%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	18	- 58.1%	29	27	- 6.9%
Percent of Original List Price Received*	101.2%	105.5%	+ 4.2%	102.7%	102.0%	- 0.7%
New Listings	12	11	- 8.3%	112	81	- 27.7%

* 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

