

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	188	140	- 25.5%
Closed Sales	14	24	+ 71.4%	196	130	- 33.7%
Median Sales Price*	\$515,000	\$667,500	+ 29.6%	\$635,000	\$662,500	+ 4.3%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	47	25	- 46.8%	24	25	+ 4.2%
Percent of Original List Price Received*	98.0%	100.5%	+ 2.6%	104.8%	104.3%	- 0.5%
New Listings	13	14	+ 7.7%	214	152	- 29.0%

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

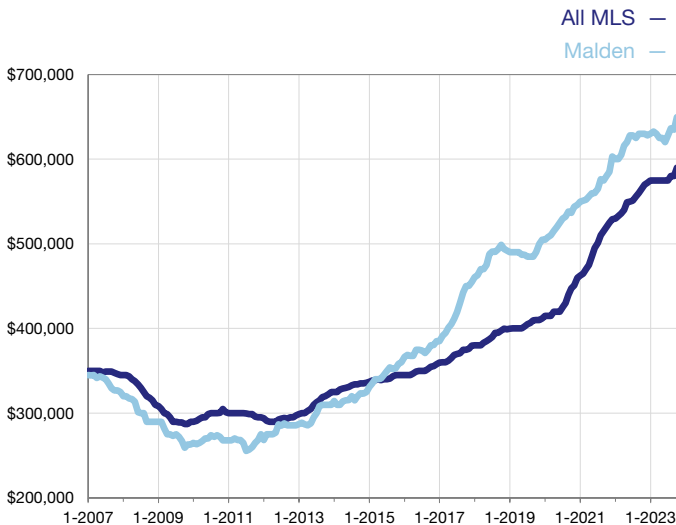
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	104	87	- 16.3%
Closed Sales	8	11	+ 37.5%	106	83	- 21.7%
Median Sales Price*	\$421,450	\$380,000	- 9.8%	\$416,950	\$430,000	+ 3.1%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	17	18	+ 5.9%	28	26	- 7.1%
Percent of Original List Price Received*	100.6%	102.0%	+ 1.4%	102.5%	102.0%	- 0.5%
New Listings	13	10	- 23.1%	125	91	- 27.2%

* 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

