

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Malden

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	14	+ 7.7%	201	151	- 24.9%
Closed Sales	10	14	+ 40.0%	206	144	- 30.1%
Median Sales Price*	\$551,500	<b>\$710,000</b>	+ 28.7%	\$632,500	<b>\$665,000</b>	+ 5.1%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	27	19	- 29.6%	24	24	0.0%
Percent of Original List Price Received*	97.1%	<b>103.8%</b>	+ 6.9%	104.5%	<b>104.3%</b>	- 0.2%
New Listings	13	18	+ 38.5%	227	169	- 25.6%

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

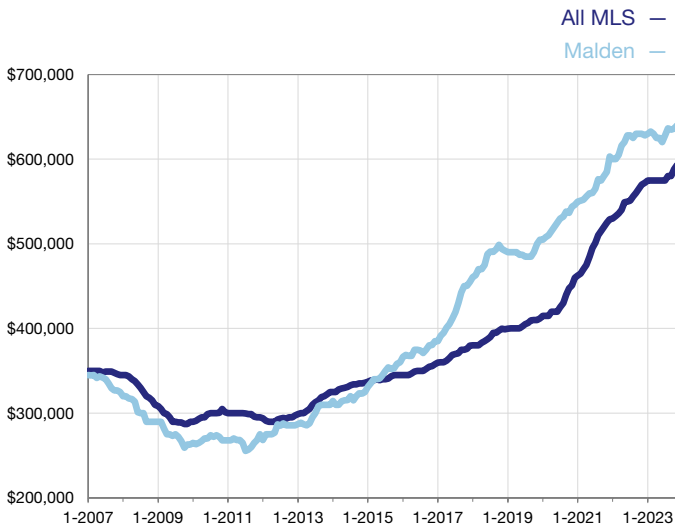
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	113	97	- 14.2%
Closed Sales	5	8	+ 60.0%	111	91	- 18.0%
Median Sales Price*	\$350,000	<b>\$470,500</b>	+ 34.4%	\$407,000	<b>\$430,000</b>	+ 5.7%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	28	26	- 7.1%
Percent of Original List Price Received*	96.8%	<b>103.9%</b>	+ 7.3%	102.3%	<b>102.2%</b>	- 0.1%
New Listings	8	7	- 12.5%	133	100	- 24.8%

\* 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

