

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Malden

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	13	+ 30.0%	211	163	- 22.7%
Closed Sales	14	15	+ 7.1%	220	159	- 27.7%
Median Sales Price*	\$527,000	<b>\$680,000</b>	+ 29.0%	\$628,000	<b>\$665,000</b>	+ 5.9%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	20	23	+ 15.0%	24	24	0.0%
Percent of Original List Price Received*	99.2%	<b>103.4%</b>	+ 4.2%	104.1%	<b>104.2%</b>	+ 0.1%
New Listings	7	7	0.0%	234	176	- 24.8%

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

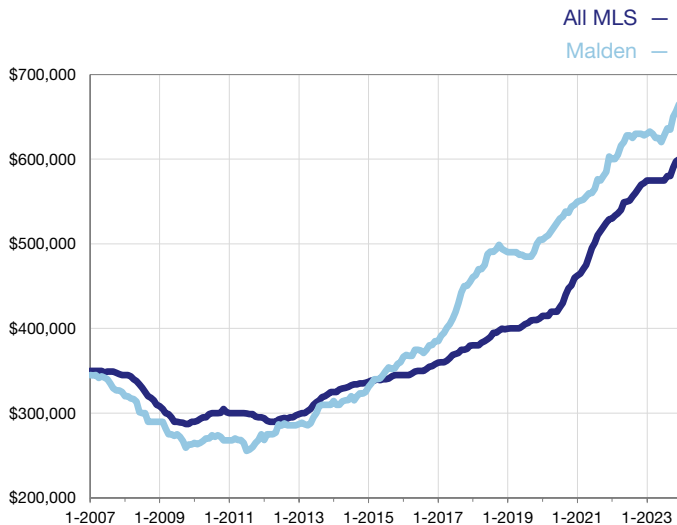
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	118	100	- 15.3%
Closed Sales	12	9	- 25.0%	123	100	- 18.7%
Median Sales Price*	\$418,700	<b>\$403,000</b>	- 3.7%	\$407,500	<b>\$430,000</b>	+ 5.5%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	26	15	- 42.3%	28	25	- 10.7%
Percent of Original List Price Received*	97.0%	<b>100.2%</b>	+ 3.3%	101.8%	<b>102.0%</b>	+ 0.2%
New Listings	4	3	- 25.0%	137	103	- 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

