

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

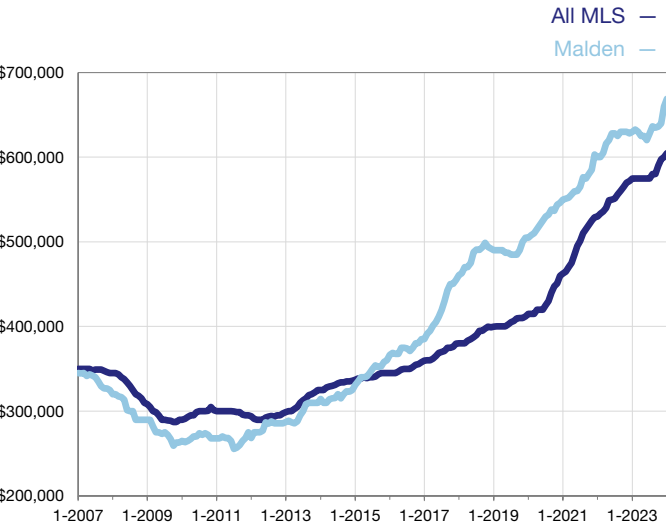
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	7	9	+ 28.6%
Closed Sales	13	7	- 46.2%	13	7	- 46.2%
Median Sales Price*	\$625,000	\$732,000	+ 17.1%	\$625,000	\$732,000	+ 17.1%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	40	36	- 10.0%	40	36	- 10.0%
Percent of Original List Price Received*	97.0%	96.5%	- 0.5%	97.0%	96.5%	- 0.5%
New Listings	8	6	- 25.0%	8	6	- 25.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales	5	3	- 40.0%	5	3	- 40.0%
Median Sales Price*	\$319,900	\$335,000	+ 4.7%	\$319,900	\$335,000	+ 4.7%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	32	34	+ 6.3%	32	34	+ 6.3%
Percent of Original List Price Received*	97.1%	99.0%	+ 2.0%	97.1%	99.0%	+ 2.0%
New Listings	7	15	+ 114.3%	7	15	+ 114.3%

* 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

