

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Malden

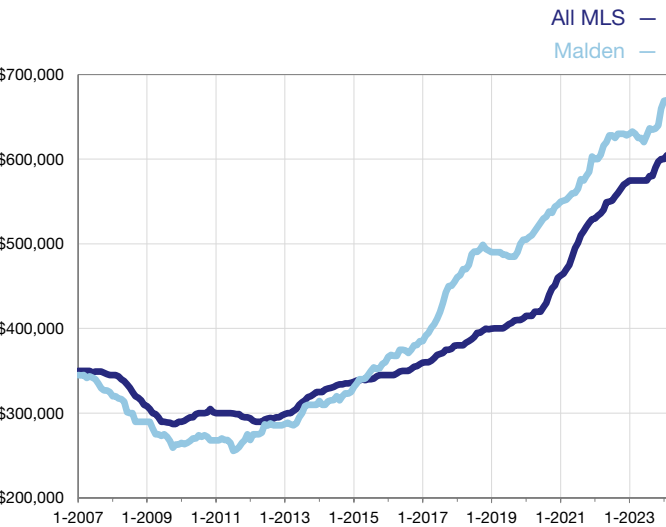
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	14	15	+ 7.1%
Closed Sales	3	6	+ 100.0%	16	13	- 18.8%
Median Sales Price*	\$635,000	\$647,500	+ 2.0%	\$627,500	\$660,000	+ 5.2%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	37	+ 23.3%	39	36	- 7.7%
Percent of Original List Price Received*	102.0%	102.4%	+ 0.4%	97.9%	99.2%	+ 1.3%
New Listings	7	15	+ 114.3%	15	21	+ 40.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	13	18	+ 38.5%
Closed Sales	4	8	+ 100.0%	9	11	+ 22.2%
Median Sales Price*	\$392,500	\$472,750	+ 20.4%	\$319,900	\$450,000	+ 40.7%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	41	18	- 56.1%	36	23	- 36.1%
Percent of Original List Price Received*	96.4%	103.6%	+ 7.5%	96.8%	102.3%	+ 5.7%
New Listings	3	7	+ 133.3%	10	22	+ 120.0%

\* 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

