

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	17	+ 41.7%	26	31	+ 19.2%
Closed Sales	9	6	- 33.3%	25	20	- 20.0%
Median Sales Price*	\$590,000	\$695,000	+ 17.8%	\$620,000	\$665,000	+ 7.3%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	32	15	- 53.1%	36	29	- 19.4%
Percent of Original List Price Received*	101.1%	104.8%	+ 3.7%	99.1%	100.9%	+ 1.8%
New Listings	11	9	- 18.2%	26	30	+ 15.4%

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

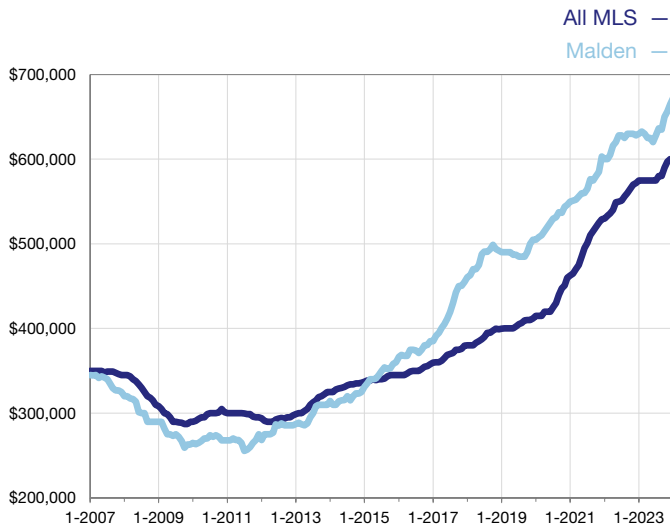
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	9	+ 28.6%	20	25	+ 25.0%
Closed Sales	8	6	- 25.0%	17	17	0.0%
Median Sales Price*	\$395,000	\$426,000	+ 7.8%	\$344,000	\$432,000	+ 25.6%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	67	15	- 77.6%	50	20	- 60.0%
Percent of Original List Price Received*	97.4%	102.4%	+ 5.1%	97.1%	102.4%	+ 5.5%
New Listings	10	5	- 50.0%	20	27	+ 35.0%

* 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

