

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Malden

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	9	0.0%	35	40	+ 14.3%
Closed Sales	7	16	+ 128.6%	32	37	+ 15.6%
Median Sales Price*	\$670,000	<b>\$700,000</b>	+ 4.5%	\$622,500	<b>\$671,000</b>	+ 7.8%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.6</b>	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	29	<b>18</b>	- 37.9%	35	<b>23</b>	- 34.3%
Percent of Original List Price Received*	104.0%	<b>106.7%</b>	+ 2.6%	100.2%	<b>103.3%</b>	+ 3.1%
New Listings	8	<b>13</b>	+ 62.5%	34	<b>43</b>	+ 26.5%

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

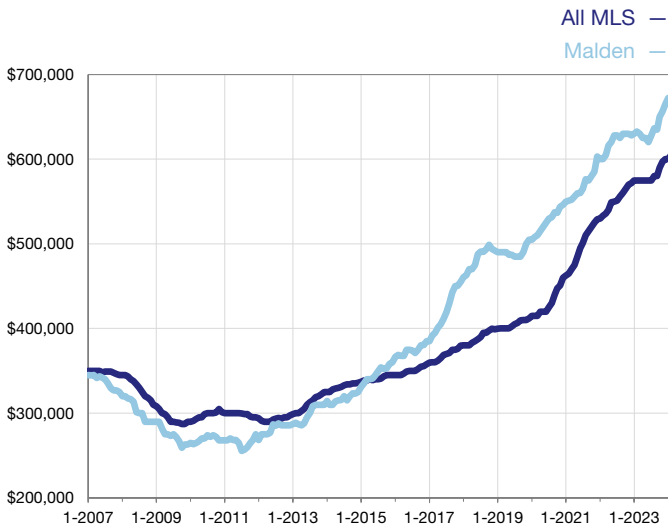
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	13	+ 116.7%	26	37	+ 42.3%
Closed Sales	6	9	+ 50.0%	23	26	+ 13.0%
Median Sales Price*	\$493,750	<b>\$465,000</b>	- 5.8%	\$390,000	<b>\$441,000</b>	+ 13.1%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.8	<b>0.5</b>	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	23	<b>24</b>	+ 4.3%	43	<b>21</b>	- 51.2%
Percent of Original List Price Received*	102.0%	<b>104.4%</b>	+ 2.4%	98.4%	<b>103.1%</b>	+ 4.8%
New Listings	6	<b>13</b>	+ 116.7%	26	<b>40</b>	+ 53.8%

\* 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

