

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

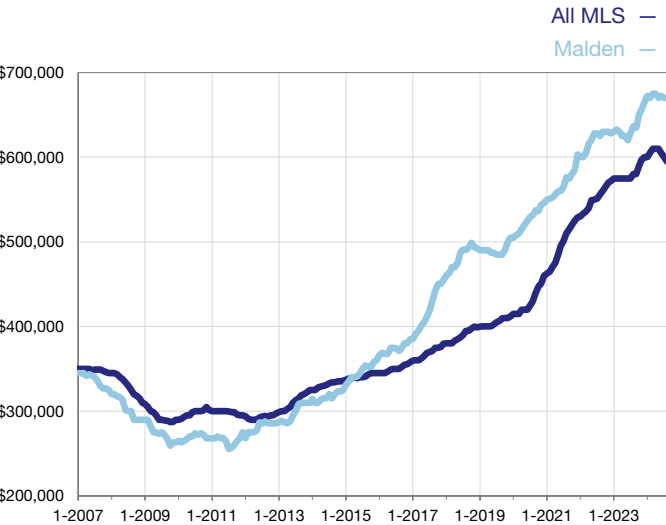
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	96	94	- 2.1%
Closed Sales	21	20	- 4.8%	94	90	- 4.3%
Median Sales Price*	\$678,000	\$720,000	+ 6.2%	\$662,500	\$726,000	+ 9.6%
Inventory of Homes for Sale	26	10	- 61.5%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	15	23	+ 53.3%	25	21	- 16.0%
Percent of Original List Price Received*	106.6%	103.2%	- 3.2%	105.2%	104.3%	- 0.9%
New Listings	21	7	- 66.7%	118	103	- 12.7%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	69	69	0.0%
Closed Sales	7	5	- 28.6%	61	64	+ 4.9%
Median Sales Price*	\$474,000	\$517,379	+ 9.2%	\$437,000	\$488,194	+ 11.7%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	29	24	- 17.2%
Percent of Original List Price Received*	102.8%	108.1%	+ 5.2%	101.4%	103.7%	+ 2.3%
New Listings	14	7	- 50.0%	72	78	+ 8.3%

* 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

