

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Malden

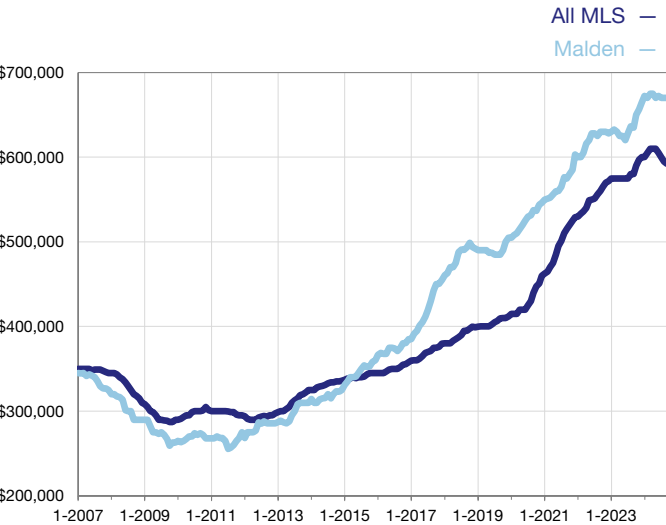
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	28	11	- 60.7%	124	105	- 15.3%
Closed Sales	12	10	- 16.7%	106	100	- 5.7%
Median Sales Price*	\$660,000	\$735,000	+ 11.4%	\$660,000	\$726,000	+ 10.0%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	27	+ 35.0%	24	22	- 8.3%
Percent of Original List Price Received*	105.1%	100.2%	- 4.7%	105.2%	103.9%	- 1.2%
New Listings	20	17	- 15.0%	138	120	- 13.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	8	- 20.0%	79	76	- 3.8%
Closed Sales	11	6	- 45.5%	72	70	- 2.8%
Median Sales Price*	\$430,000	\$407,250	- 5.3%	\$433,500	\$480,444	+ 10.8%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	18	31	+ 72.2%	27	25	- 7.4%
Percent of Original List Price Received*	105.5%	100.5%	- 4.7%	102.0%	103.4%	+ 1.4%
New Listings	11	13	+ 18.2%	83	91	+ 9.6%

\* 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

