

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

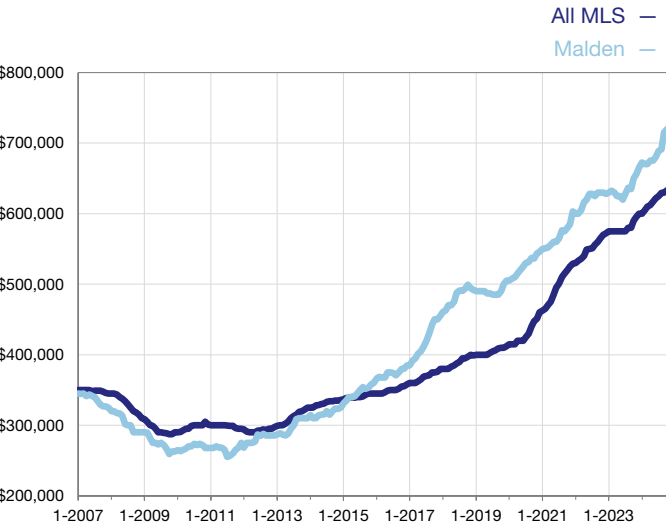
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	134	122	- 9.0%
Closed Sales	24	11	- 54.2%	130	112	- 13.8%
Median Sales Price*	\$667,500	\$715,000	+ 7.1%	\$662,500	\$720,000	+ 8.7%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	25	23	- 8.0%
Percent of Original List Price Received*	100.5%	97.1%	- 3.4%	104.3%	103.3%	- 1.0%
New Listings	13	16	+ 23.1%	151	136	- 9.9%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	88	84	- 4.5%
Closed Sales	11	8	- 27.3%	83	78	- 6.0%
Median Sales Price*	\$380,000	\$445,000	+ 17.1%	\$430,000	\$469,444	+ 9.2%
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	28	+ 55.6%	26	25	- 3.8%
Percent of Original List Price Received*	102.0%	99.1%	- 2.8%	102.0%	103.0%	+ 1.0%
New Listings	10	11	+ 10.0%	93	102	+ 9.7%

* 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

