

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

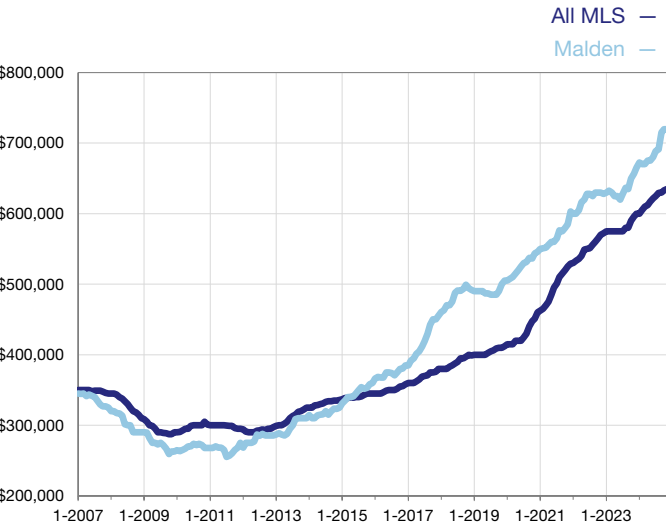
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	13	0.0%	147	131	- 10.9%
Closed Sales	14	10	- 28.6%	144	122	- 15.3%
Median Sales Price*	\$710,000	\$711,544	+ 0.2%	\$665,000	\$720,000	+ 8.3%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	24	23	- 4.2%
Percent of Original List Price Received*	103.8%	102.5%	- 1.3%	104.3%	103.2%	- 1.1%
New Listings	18	11	- 38.9%	169	147	- 13.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	97	92	- 5.2%
Closed Sales	8	4	- 50.0%	91	83	- 8.8%
Median Sales Price*	\$470,500	\$480,000	+ 2.0%	\$430,000	\$468,888	+ 9.0%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	26	25	- 3.8%
Percent of Original List Price Received*	103.9%	103.5%	- 0.4%	102.2%	102.9%	+ 0.7%
New Listings	7	8	+ 14.3%	100	109	+ 9.0%

* 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

