

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Malden

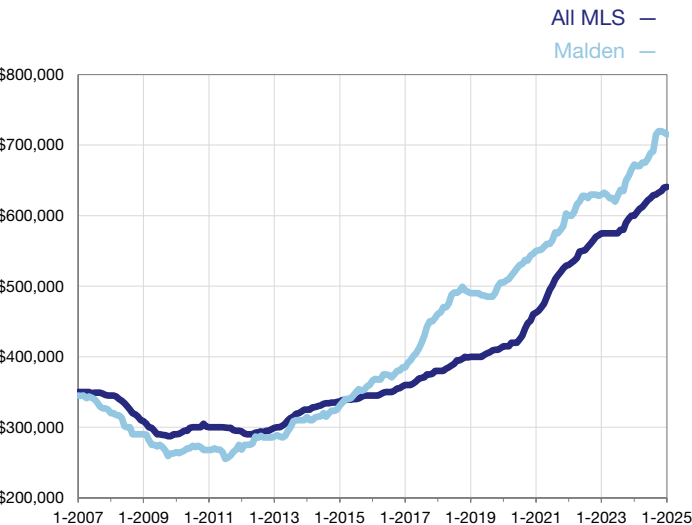
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Median Sales Price*	\$732,000	\$685,500	- 6.4%	\$732,000	\$685,500	- 6.4%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	36	21	- 41.7%	36	21	- 41.7%
Percent of Original List Price Received*	96.5%	100.4%	+ 4.0%	96.5%	100.4%	+ 4.0%
New Listings	6	8	+ 33.3%	6	8	+ 33.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	8	9	+ 12.5%
Closed Sales	3	9	+ 200.0%	3	9	+ 200.0%
Median Sales Price*	\$335,000	\$435,000	+ 29.9%	\$335,000	\$435,000	+ 29.9%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	34	36	+ 5.9%	34	36	+ 5.9%
Percent of Original List Price Received*	99.0%	99.1%	+ 0.1%	99.0%	99.1%	+ 0.1%
New Listings	15	8	- 46.7%	15	8	- 46.7%

\* 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

