

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

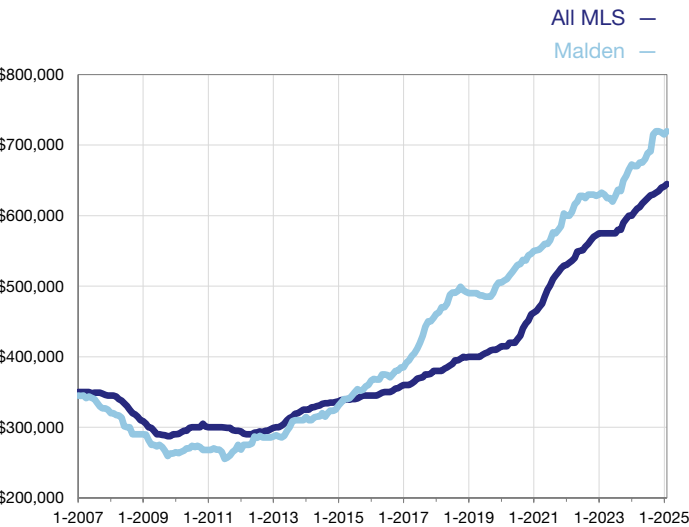
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	15	16	+ 6.7%
Closed Sales	7	5	- 28.6%	14	15	+ 7.1%
Median Sales Price*	\$635,000	\$745,000	+ 17.3%	\$647,500	\$691,000	+ 6.7%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	34	26	- 23.5%
Percent of Original List Price Received*	102.1%	105.0%	+ 2.8%	99.3%	101.9%	+ 2.6%
New Listings	15	7	- 53.3%	21	15	- 28.6%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	16	17	+ 6.3%
Closed Sales	8	8	0.0%	11	17	+ 54.5%
Median Sales Price*	\$472,750	\$447,500	- 5.3%	\$450,000	\$435,000	- 3.3%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	18	39	+ 116.7%	23	37	+ 60.9%
Percent of Original List Price Received*	103.6%	99.5%	- 4.0%	102.3%	99.3%	- 2.9%
New Listings	7	8	+ 14.3%	22	16	- 27.3%

* 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

