

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	20	+ 53.8%	95	112	+ 17.9%
Closed Sales	20	15	- 25.0%	91	103	+ 13.2%
Median Sales Price*	\$720,000	\$650,000	- 9.7%	\$720,000	\$720,000	0.0%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	21	19	- 9.5%
Percent of Original List Price Received*	103.2%	105.0%	+ 1.7%	104.4%	104.3%	- 0.1%
New Listings	7	17	+ 142.9%	103	134	+ 30.1%

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

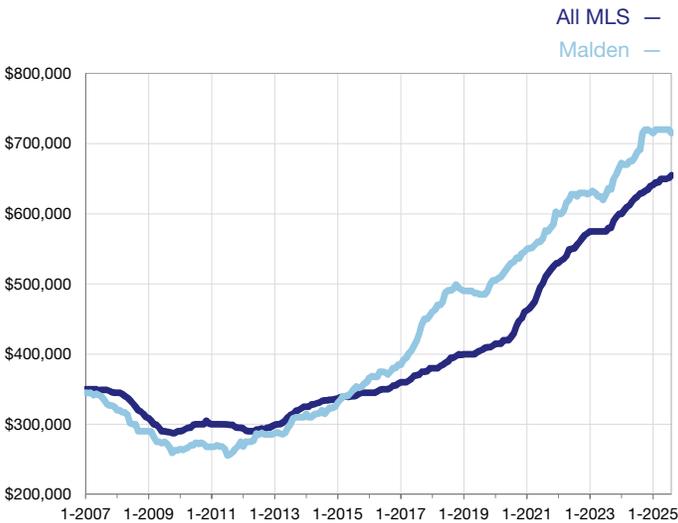
Condominium Properties

Key Metrics	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	11	+ 83.3%	67	73	+ 9.0%
Closed Sales	5	10	+ 100.0%	64	75	+ 17.2%
Median Sales Price*	\$517,379	\$444,000	- 14.2%	\$488,194	\$420,000	- 14.0%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	18	23	+ 27.8%	24	29	+ 20.8%
Percent of Original List Price Received*	108.1%	102.8%	- 4.9%	103.7%	100.4%	- 3.2%
New Listings	7	9	+ 28.6%	78	88	+ 12.8%

* 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

