

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	5	0.0%	134	157	+ 17.2%
Closed Sales	10	9	- 10.0%	133	159	+ 19.5%
Median Sales Price*	\$577,500	\$650,000	+ 12.6%	\$718,000	\$710,000	- 1.1%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	26	53	+ 103.8%	23	22	- 4.3%
Percent of Original List Price Received*	102.0%	99.5%	- 2.5%	103.2%	103.5%	+ 0.3%
New Listings	6	3	- 50.0%	153	186	+ 21.6%

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

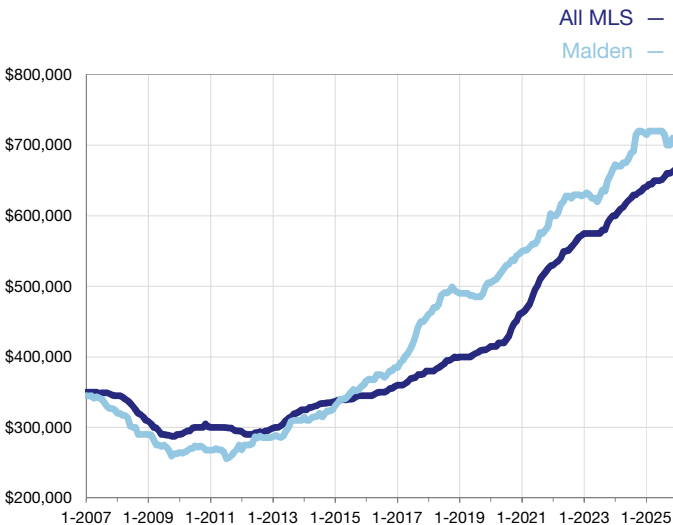
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	3	- 50.0%	98	96	- 2.0%
Closed Sales	7	7	0.0%	90	96	+ 6.7%
Median Sales Price*	\$615,000	\$453,500	- 26.3%	\$478,500	\$424,000	- 11.4%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	42	+ 44.8%	26	31	+ 19.2%
Percent of Original List Price Received*	101.1%	96.4%	- 4.6%	102.7%	99.8%	- 2.8%
New Listings	4	2	- 50.0%	115	119	+ 3.5%

* 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

