

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	10	+ 42.9%	16	13	- 18.8%
Closed Sales	5	3	- 40.0%	15	8	- 46.7%
Median Sales Price*	\$745,000	\$512,500	- 31.2%	\$691,000	\$516,250	- 25.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	36	14	- 61.1%	26	46	+ 76.9%
Percent of Original List Price Received*	105.0%	103.0%	- 1.9%	101.9%	99.2%	- 2.6%
New Listings	6	3	- 50.0%	14	12	- 14.3%

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

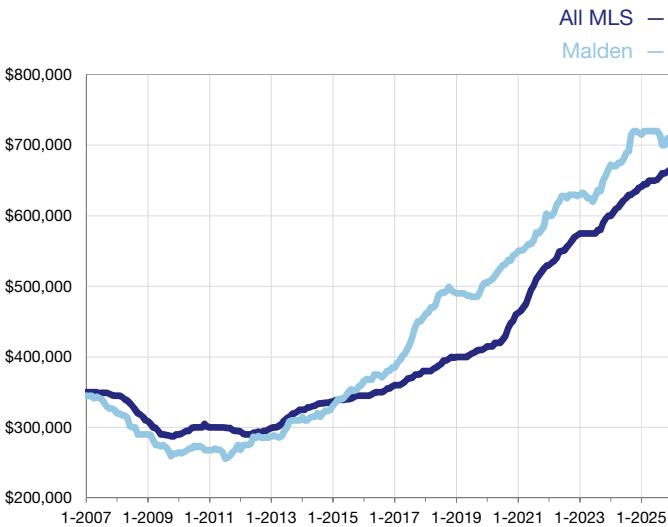
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	5	- 44.4%	15	10	- 33.3%
Closed Sales	8	9	+ 12.5%	17	12	- 29.4%
Median Sales Price*	\$447,500	\$415,000	- 7.3%	\$435,000	\$402,500	- 7.5%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	93	+ 138.5%	37	90	+ 143.2%
Percent of Original List Price Received*	99.5%	97.6%	- 1.9%	99.3%	98.7%	- 0.6%
New Listings	8	5	- 37.5%	16	11	- 31.3%

* 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

