

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	9	+ 12.5%	24	22	- 8.3%
Closed Sales	9	8	- 11.1%	24	17	- 29.2%
Median Sales Price*	\$710,000	\$705,000	- 0.7%	\$705,000	\$660,000	- 6.4%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	57	+ 338.5%	21	54	+ 157.1%
Percent of Original List Price Received*	109.4%	97.5%	- 10.9%	104.7%	97.9%	- 6.5%
New Listings	12	15	+ 25.0%	26	27	+ 3.8%

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

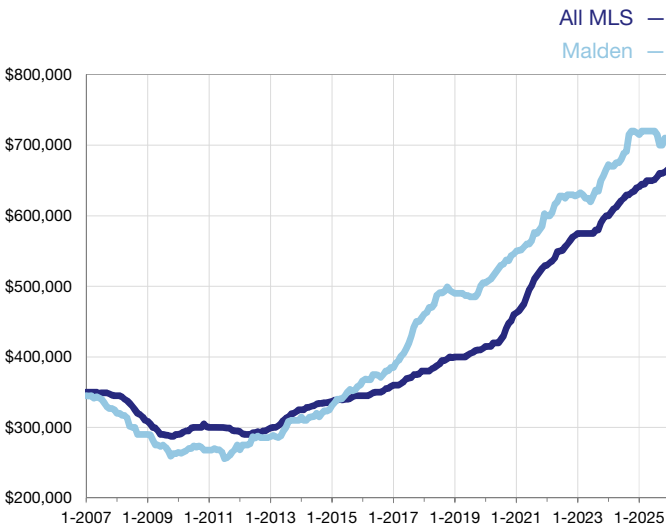
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	9	- 10.0%	25	18	- 28.0%
Closed Sales	8	4	- 50.0%	25	16	- 36.0%
Median Sales Price*	\$401,000	\$624,950	+ 55.8%	\$420,000	\$438,750	+ 4.5%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	52	+ 10.6%	40	80	+ 100.0%
Percent of Original List Price Received*	99.6%	100.9%	+ 1.3%	99.4%	99.2%	- 0.2%
New Listings	17	13	- 23.5%	33	24	- 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

