

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	18	+ 50.0%	36	39	+ 8.3%
Closed Sales	11	8	- 27.3%	35	25	- 28.6%
Median Sales Price*	\$665,000	\$817,500	+ 22.9%	\$700,000	\$740,000	+ 5.7%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 7.7%	23	44	+ 91.3%
Percent of Original List Price Received*	103.2%	108.8%	+ 5.4%	104.2%	101.4%	- 2.7%
New Listings	22	23	+ 4.5%	48	50	+ 4.2%

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

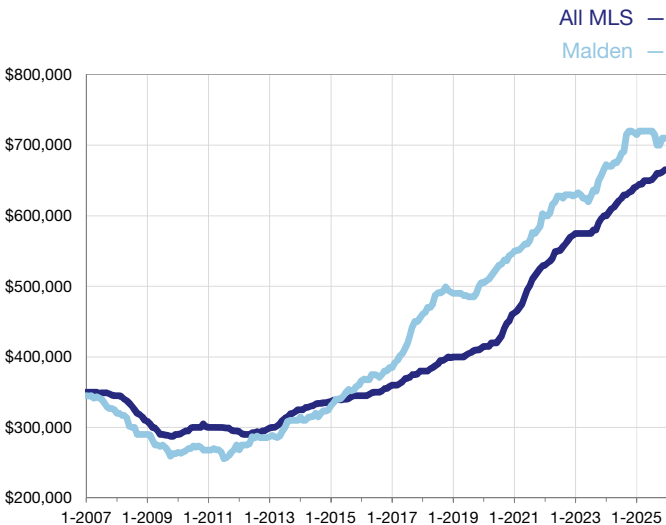
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	10	- 23.1%	38	24	- 36.8%
Closed Sales	11	6	- 45.5%	36	22	- 38.9%
Median Sales Price*	\$399,000	\$487,500	+ 22.2%	\$403,500	\$473,750	+ 17.4%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--
Cumulative Days on Market Until Sale	22	77	+ 250.0%	35	79	+ 125.7%
Percent of Original List Price Received*	98.5%	98.5%	0.0%	99.1%	99.0%	- 0.1%
New Listings	12	14	+ 16.7%	45	37	- 17.8%

* 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

