

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

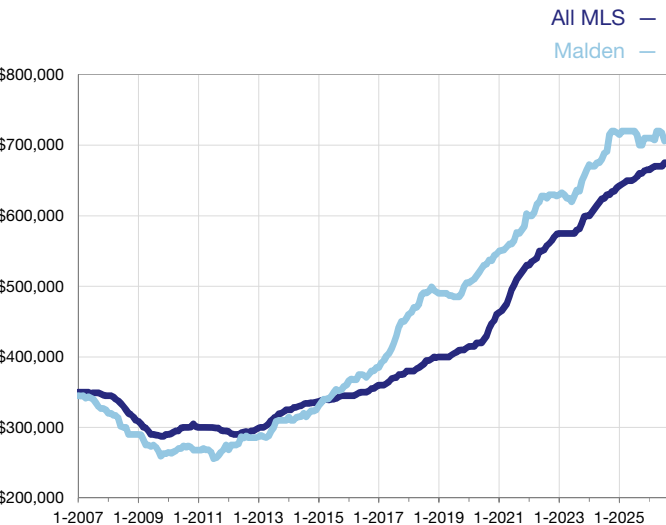
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	10	- 28.6%	106	85	- 19.8%
Closed Sales	15	9	- 40.0%	103	78	- 24.3%
Median Sales Price*	\$650,000	\$710,000	+ 9.2%	\$720,000	\$725,000	+ 0.7%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	14	33	+ 135.7%	19	35	+ 84.2%
Percent of Original List Price Received*	105.0%	96.2%	- 8.4%	104.3%	101.1%	- 3.1%
New Listings	16	15	- 6.3%	133	113	- 15.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	8	- 27.3%	73	63	- 13.7%
Closed Sales	10	7	- 30.0%	75	58	- 22.7%
Median Sales Price*	\$444,000	\$410,000	- 7.7%	\$420,000	\$430,000	+ 2.4%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	29	51	+ 75.9%
Percent of Original List Price Received*	102.8%	103.0%	+ 0.2%	100.4%	100.3%	- 0.1%
New Listings	9	5	- 44.4%	88	81	- 8.0%

* 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

