

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Malden

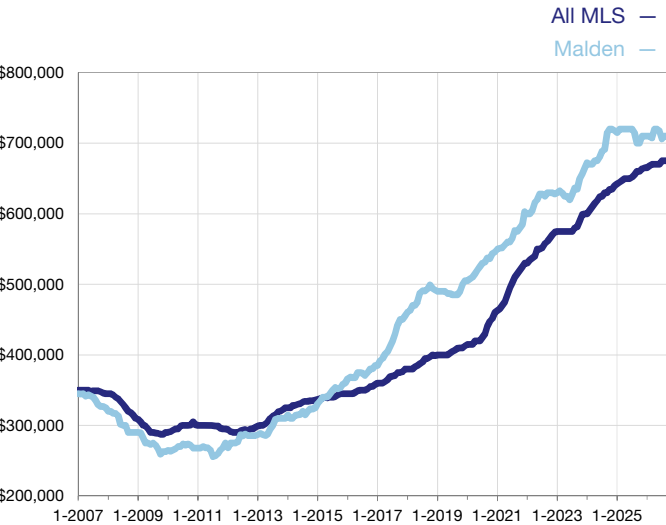
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	17	+ 30.8%	119	101	- 15.1%
Closed Sales	14	15	+ 7.1%	117	93	- 20.5%
Median Sales Price*	\$677,500	\$682,000	+ 0.7%	\$710,000	\$710,000	0.0%
Inventory of Homes for Sale	32	26	- 18.8%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	17	43	+ 152.9%	19	36	+ 89.5%
Percent of Original List Price Received*	103.3%	98.3%	- 4.8%	104.2%	100.6%	- 3.5%
New Listings	24	23	- 4.2%	157	136	- 13.4%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	76	66	- 13.2%
Closed Sales	6	7	+ 16.7%	81	65	- 19.8%
Median Sales Price*	\$482,500	\$415,000	- 14.0%	\$428,000	\$420,000	- 1.9%
Inventory of Homes for Sale	30	19	- 36.7%	--	--	--
Months Supply of Inventory	3.6	2.7	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.9%	30	49	+ 63.3%
Percent of Original List Price Received*	100.4%	97.0%	- 3.4%	100.4%	100.0%	- 0.4%
New Listings	16	12	- 25.0%	104	93	- 10.6%

* 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

