Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Malden

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	20	**16**	- 20.0%	139	**116**	- 16.5%
Closed Sales	18	**12**	- 33.3%	135	**105**	- 22.2%
Median Sales Price*	$697,500	**$751,000**	+ 7.7%	$710,000	**$725,000**	+ 2.1%
Inventory of Homes for Sale	27	**21**	- 22.2%	--	--	--
Months Supply of Inventory	2.1	**1.9**	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	28	**39**	+ 39.3%	20	**36**	+ 80.0%
Percent of Original List Price Received*	101.4%	**99.2%**	- 2.2%	103.8%	**100.5%**	- 3.2%
New Listings	18	**14**	- 22.2%	175	**151**	- 13.7%

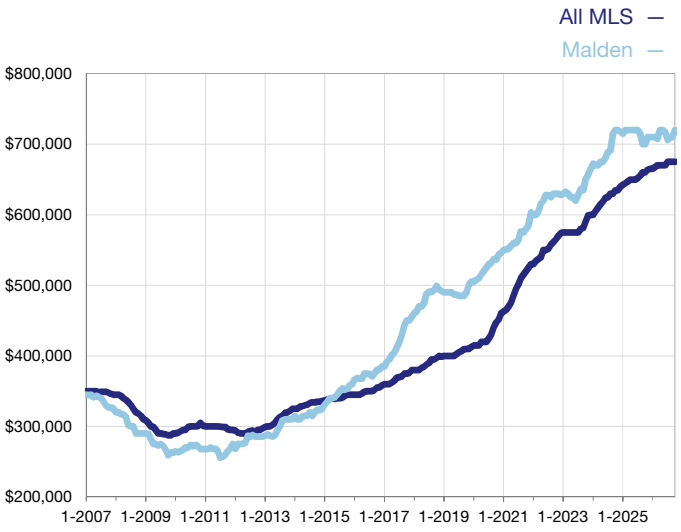
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

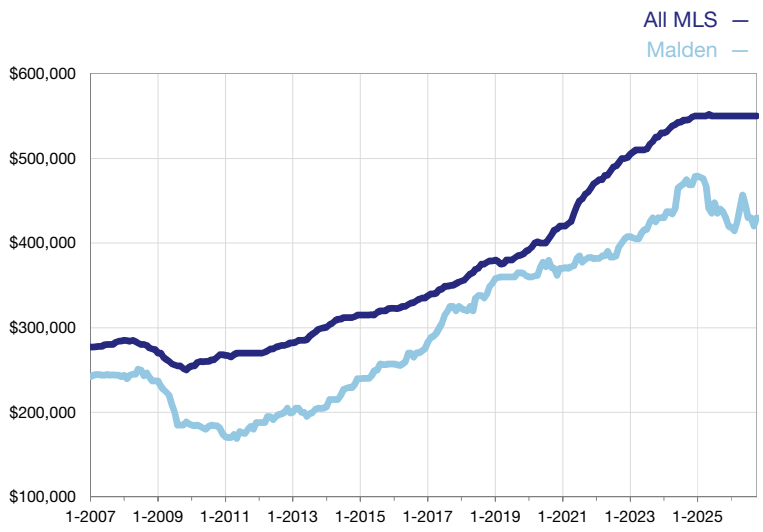
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**6**	- 33.3%	85	**70**	- 17.6%
Closed Sales	5	**9**	+ 80.0%	86	**74**	- 14.0%
Median Sales Price*	$390,000	**$455,000**	+ 16.7%	$424,000	**$430,000**	+ 1.4%
Inventory of Homes for Sale	27	**21**	- 22.2%	--	--	--
Months Supply of Inventory	3.2	**3.2**	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	**53**	+ 65.6%	30	**50**	+ 66.7%
Percent of Original List Price Received*	96.5%	**98.1%**	+ 1.7%	100.2%	**99.7%**	- 0.5%
New Listings	11	**9**	- 18.2%	115	**102**	- 11.3%

* 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



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