

Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	15	10	- 33.3%	246	258	+ 4.9%
Closed Sales	17	20	+ 17.6%	238	267	+ 12.2%
Median Sales Price*	\$525,000	\$551,500	+ 5.0%	\$504,625	\$552,000	+ 9.4%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	44	32	- 27.3%	42	36	- 14.3%
Percent of Original List Price Received*	96.4%	104.7%	+ 8.6%	101.2%	103.5%	+ 2.3%
New Listings	13	5	- 61.5%	273	276	+ 1.1%

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

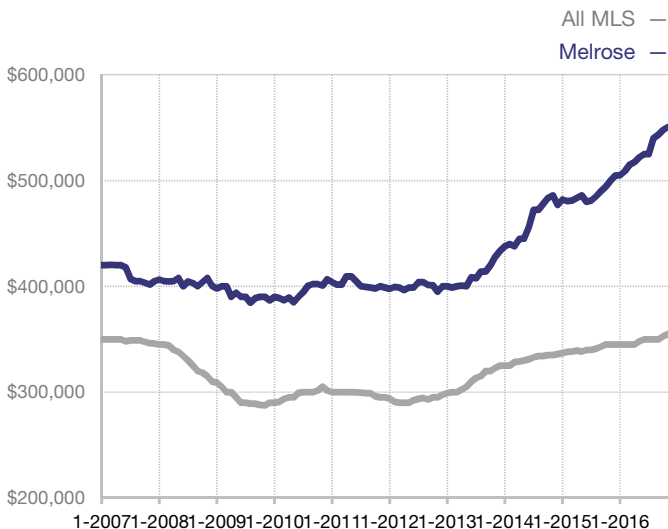
Condominium Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	9	8	- 11.1%	101	108	+ 6.9%
Closed Sales	9	6	- 33.3%	88	114	+ 29.5%
Median Sales Price*	\$395,000	\$245,000	- 38.0%	\$299,950	\$384,000	+ 28.0%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	1.2	0.1	- 91.7%	--	--	--
Cumulative Days on Market Until Sale	46	61	+ 32.6%	53	38	- 28.3%
Percent of Original List Price Received*	101.2%	95.0%	- 6.1%	101.0%	101.7%	+ 0.7%
New Listings	6	4	- 33.3%	113	114	+ 0.9%

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

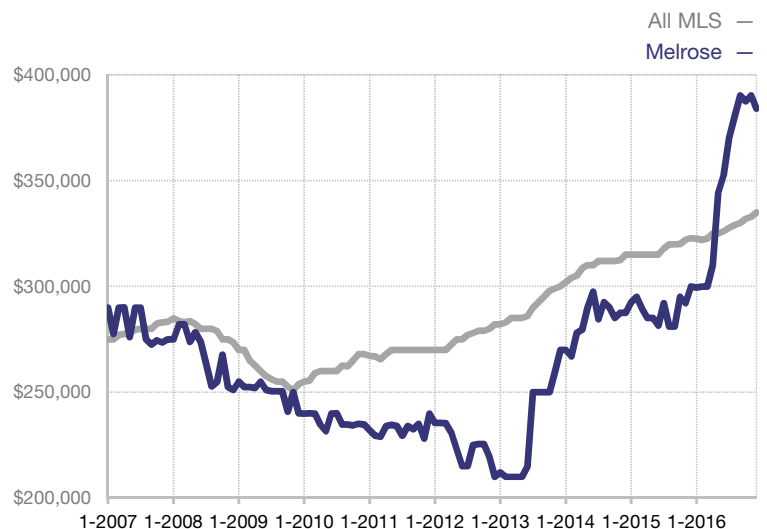
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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