

Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	20	25	+ 25.0%	186	225	+ 21.0%
Closed Sales	16	17	+ 6.3%	176	204	+ 15.9%
Median Sales Price*	\$616,500	\$575,000	- 6.7%	\$614,750	\$651,000	+ 5.9%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	35	26	- 25.7%	30	22	- 26.7%
Percent of Original List Price Received*	105.1%	103.6%	- 1.4%	103.9%	105.7%	+ 1.7%
New Listings	17	27	+ 58.8%	221	267	+ 20.8%

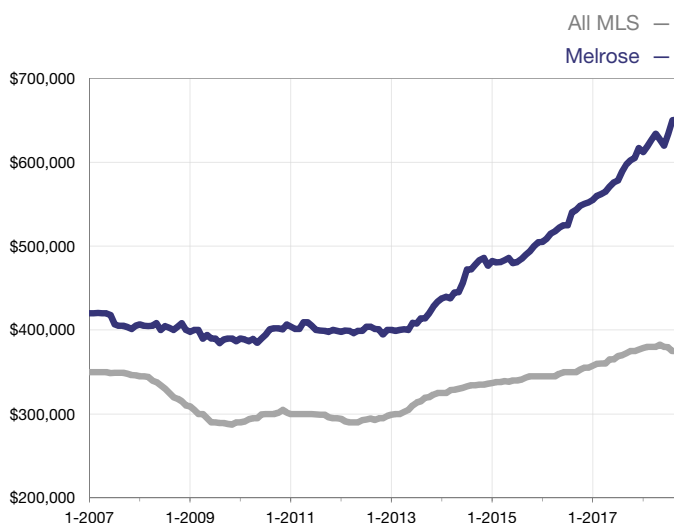
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

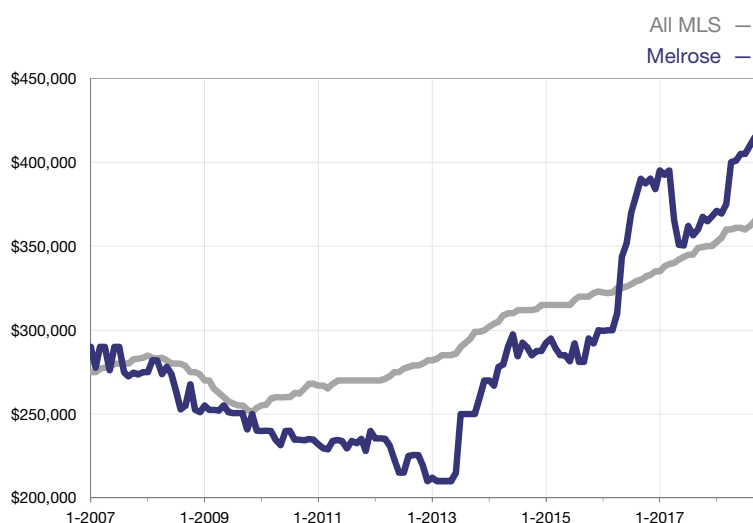
Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	9	4	- 55.6%	86	70	- 18.6%
Closed Sales	5	6	+ 20.0%	80	77	- 3.8%
Median Sales Price*	\$395,000	\$497,650	+ 26.0%	\$367,875	\$426,000	+ 15.8%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	12	22	+ 83.3%	22	23	+ 4.5%
Percent of Original List Price Received*	109.2%	102.2%	- 6.4%	103.1%	103.7%	+ 0.6%
New Listings	6	9	+ 50.0%	99	93	- 6.1%

* 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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