Local Market Update – January 2021

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

Melrose

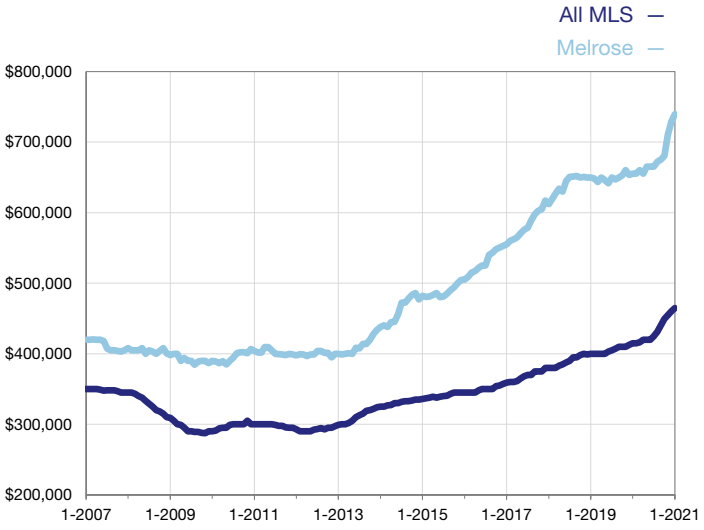
Single-Family Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	10	**10**	0.0%	10	**10**	0.0%
Closed Sales	16	**13**	- 18.8%	16	**13**	- 18.8%
Median Sales Price*	$652,500	**$770,000**	+ 18.0%	$652,500	**$770,000**	+ 18.0%
Inventory of Homes for Sale	16	**7**	- 56.3%	--	--	--
Months Supply of Inventory	0.8	**0.3**	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	59	**28**	- 52.5%	59	**28**	- 52.5%
Percent of Original List Price Received*	97.0%	**100.3%**	+ 3.4%	97.0%	**100.3%**	+ 3.4%
New Listings	13	**12**	- 7.7%	13	**12**	- 7.7%

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

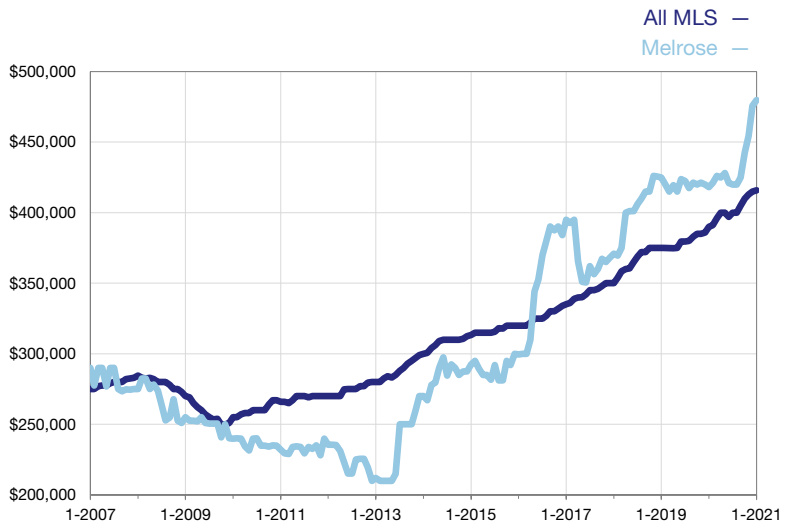
Condominium Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	6	**9**	+ 50.0%	6	**9**	+ 50.0%
Closed Sales	6	**11**	+ 83.3%	6	**11**	+ 83.3%
Median Sales Price*	$418,500	**$489,000**	+ 16.8%	$418,500	**$489,000**	+ 16.8%
Inventory of Homes for Sale	1	**5**	+ 400.0%	--	--	--
Months Supply of Inventory	0.1	**0.6**	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	52	**35**	- 32.7%	52	**35**	- 32.7%
Percent of Original List Price Received*	96.6%	**99.7%**	+ 3.2%	96.6%	**99.7%**	+ 3.2%
New Listings	5	**11**	+ 120.0%	5	**11**	+ 120.0%

* 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



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