

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	21	+ 16.7%	45	40	- 11.1%
Closed Sales	14	10	- 28.6%	37	35	- 5.4%
Median Sales Price*	\$657,875	\$777,500	+ 18.2%	\$655,000	\$769,900	+ 17.5%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	23	16	- 30.4%	42	27	- 35.7%
Percent of Original List Price Received*	103.1%	107.8%	+ 4.6%	99.5%	102.8%	+ 3.3%
New Listings	29	24	- 17.2%	55	47	- 14.5%

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

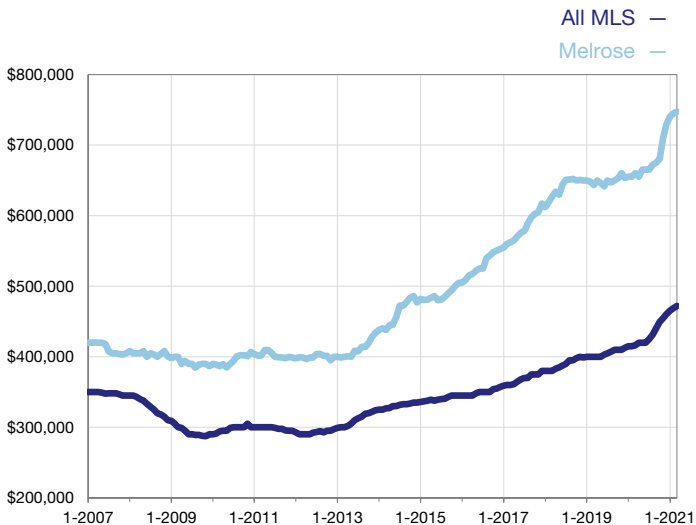
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	10	+ 400.0%	10	27	+ 170.0%
Closed Sales	5	8	+ 60.0%	17	26	+ 52.9%
Median Sales Price*	\$460,000	\$449,500	- 2.3%	\$430,000	\$489,500	+ 13.8%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	41	38	- 7.3%	43	36	- 16.3%
Percent of Original List Price Received*	106.2%	101.9%	- 4.0%	100.2%	100.6%	+ 0.4%
New Listings	5	13	+ 160.0%	13	31	+ 138.5%

* 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

