

Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	15	+ 66.7%	19	23	+ 21.1%
Closed Sales	12	5	- 58.3%	25	11	- 56.0%
Median Sales Price*	\$709,950	\$792,000	+ 11.6%	\$769,900	\$825,000	+ 7.2%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	34	45	+ 32.4%	31	34	+ 9.7%
Percent of Original List Price Received*	101.3%	97.1%	- 4.1%	100.8%	101.4%	+ 0.6%
New Listings	11	14	+ 27.3%	23	24	+ 4.3%

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

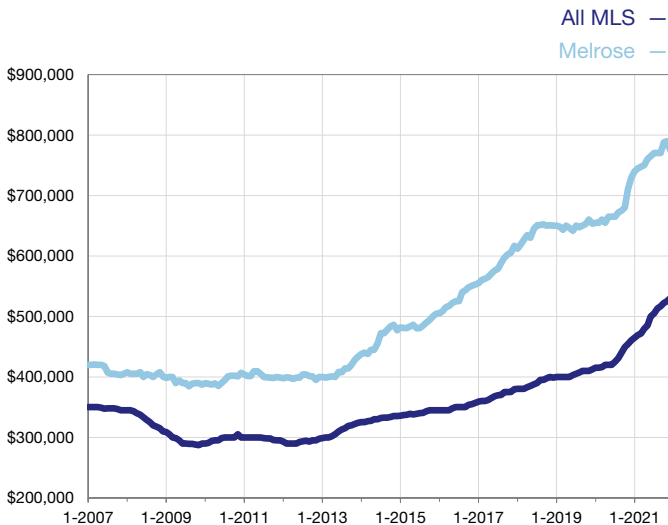
Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	4	- 50.0%	17	8	- 52.9%
Closed Sales	7	2	- 71.4%	18	10	- 44.4%
Median Sales Price*	\$570,000	\$429,000	- 24.7%	\$503,500	\$459,500	- 8.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	35	28	- 20.0%	35	38	+ 8.6%
Percent of Original List Price Received*	100.7%	103.2%	+ 2.5%	100.1%	99.4%	- 0.7%
New Listings	7	3	- 57.1%	18	9	- 50.0%

* 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

