Local Market Update – June 2022

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

Melrose

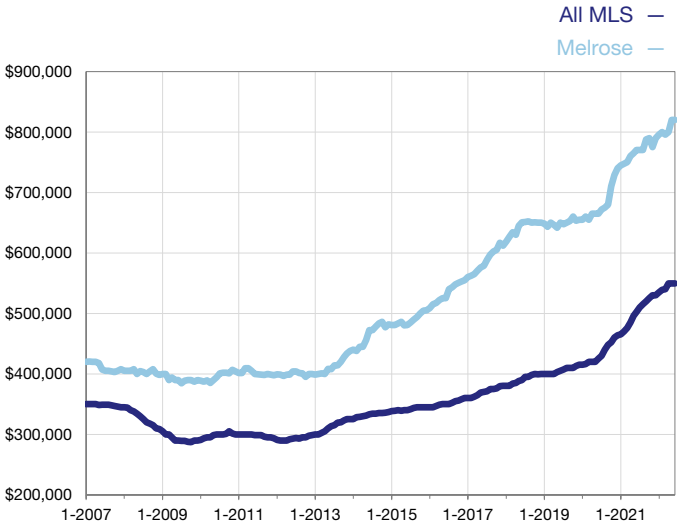
Single-Family Properties	June			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	39	**28**	- 28.2%	140	**140**	0.0%
Closed Sales	34	**31**	- 8.8%	110	**108**	- 1.8%
Median Sales Price*	$803,500	**$950,000**	+ 18.2%	$800,000	**$879,500**	+ 9.9%
Inventory of Homes for Sale	12	**15**	+ 25.0%	--	--	--
Months Supply of Inventory	0.5	**0.7**	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	14	**23**	+ 64.3%	19	**19**	0.0%
Percent of Original List Price Received*	110.7%	**111.8%**	+ 1.0%	108.3%	**110.5%**	+ 2.0%
New Listings	42	**35**	- 16.7%	156	**157**	+ 0.6%

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

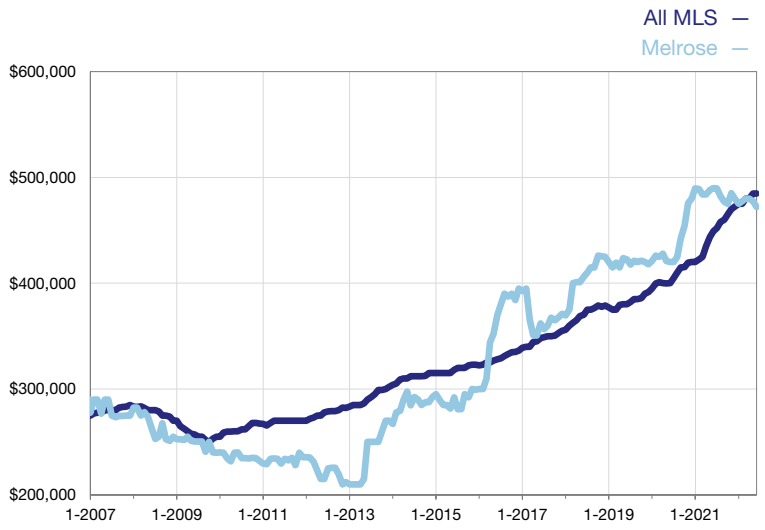
Condominium Properties	June			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	14	**9**	- 35.7%	70	**37**	- 47.1%
Closed Sales	18	**11**	- 38.9%	65	**36**	- 44.6%
Median Sales Price*	$457,500	**$428,500**	- 6.3%	$475,000	**$450,000**	- 5.3%
Inventory of Homes for Sale	9	**6**	- 33.3%	--	--	--
Months Supply of Inventory	0.8	**1.0**	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	**22**	+ 4.8%	28	**28**	0.0%
Percent of Original List Price Received*	102.8%	**106.4%**	+ 3.5%	101.6%	**103.4%**	+ 1.8%
New Listings	18	**12**	- 33.3%	76	**44**	- 42.1%

* 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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