

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	15	+ 15.4%	246	227	- 7.7%
Closed Sales	31	13	- 58.1%	255	214	- 16.1%
Median Sales Price*	\$750,000	\$870,000	+ 16.0%	\$775,000	\$830,000	+ 7.1%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	15	- 37.5%	20	19	- 5.0%
Percent of Original List Price Received*	105.6%	102.3%	- 3.1%	107.3%	107.3%	0.0%
New Listings	7	4	- 42.9%	274	254	- 7.3%

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

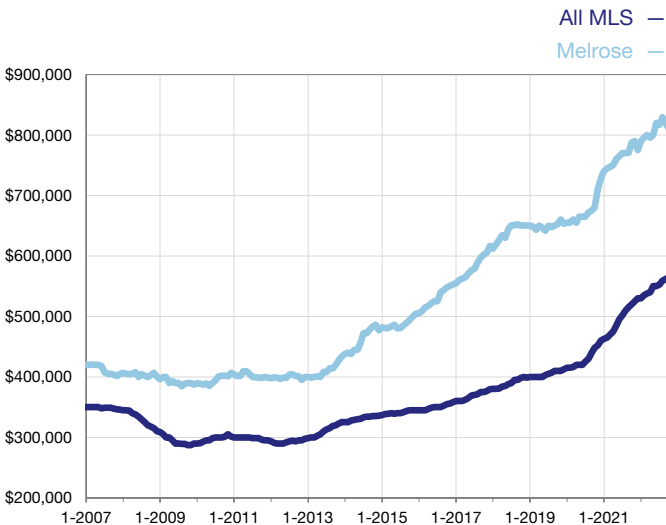
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	3	- 62.5%	108	70	- 35.2%
Closed Sales	8	5	- 37.5%	107	83	- 22.4%
Median Sales Price*	\$537,450	\$560,000	+ 4.2%	\$485,000	\$520,000	+ 7.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	25	52	+ 108.0%	25	33	+ 32.0%
Percent of Original List Price Received*	100.5%	96.6%	- 3.9%	101.6%	101.2%	- 0.4%
New Listings	7	2	- 71.4%	118	80	- 32.2%

* 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

