

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	6	18	+ 200.0%	6	18	+ 200.0%
Median Sales Price*	\$893,500	<b>\$742,500</b>	- 16.9%	\$893,500	<b>\$742,500</b>	- 16.9%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.6	<b>0.4</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	<b>37</b>	+ 48.0%	25	<b>37</b>	+ 48.0%
Percent of Original List Price Received*	105.0%	<b>95.3%</b>	- 9.2%	105.0%	<b>95.3%</b>	- 9.2%
New Listings	10	8	- 20.0%	10	8	- 20.0%

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

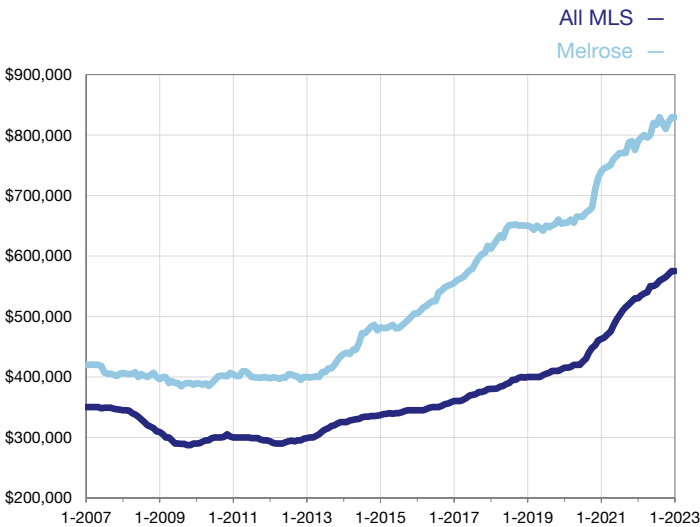
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	8	1	- 87.5%	8	1	- 87.5%
Median Sales Price*	\$459,500	<b>\$620,000</b>	+ 34.9%	\$459,500	<b>\$620,000</b>	+ 34.9%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.5	<b>1.6</b>	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	41	<b>19</b>	- 53.7%	41	<b>19</b>	- 53.7%
Percent of Original List Price Received*	98.4%	<b>103.4%</b>	+ 5.1%	98.4%	<b>103.4%</b>	+ 5.1%
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

