

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	10	- 33.3%	21	17	- 19.0%
Closed Sales	6	4	- 33.3%	12	23	+ 91.7%
Median Sales Price*	\$808,500	<b>\$787,500</b>	- 2.6%	\$837,500	<b>\$760,000</b>	- 9.3%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	22	- 45.0%	32	33	+ 3.1%
Percent of Original List Price Received*	97.6%	100.6%	+ 3.1%	101.3%	96.5%	- 4.7%
New Listings	14	10	- 28.6%	24	18	- 25.0%

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

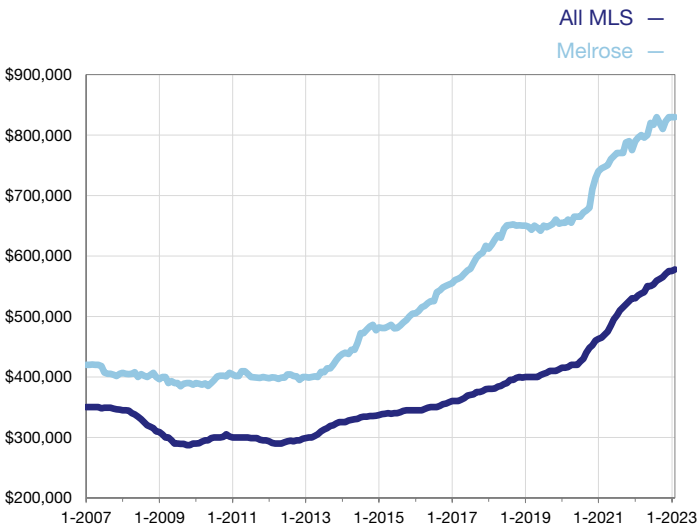
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	8	9	+ 12.5%
Closed Sales	2	4	+ 100.0%	10	5	- 50.0%
Median Sales Price*	\$429,000	<b>\$377,000</b>	- 12.1%	\$459,500	<b>\$394,000</b>	- 14.3%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	28	47	+ 67.9%	38	41	+ 7.9%
Percent of Original List Price Received*	103.2%	100.2%	- 2.9%	99.4%	100.8%	+ 1.4%
New Listings	3	5	+ 66.7%	8	16	+ 100.0%

\* 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

