

Local Market Update – September 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	31	22	- 29.0%	196	214	+ 9.2%
Closed Sales	19	17	- 10.5%	182	202	+ 11.0%
Median Sales Price*	\$515,000	\$569,000	+ 10.5%	\$500,000	\$550,625	+ 10.1%
Inventory of Homes for Sale	32	25	- 21.9%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	41	27	- 34.1%	43	37	- 14.0%
Percent of Original List Price Received*	101.3%	101.4%	+ 0.1%	101.8%	103.8%	+ 2.0%
New Listings	35	27	- 22.9%	228	242	+ 6.1%

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

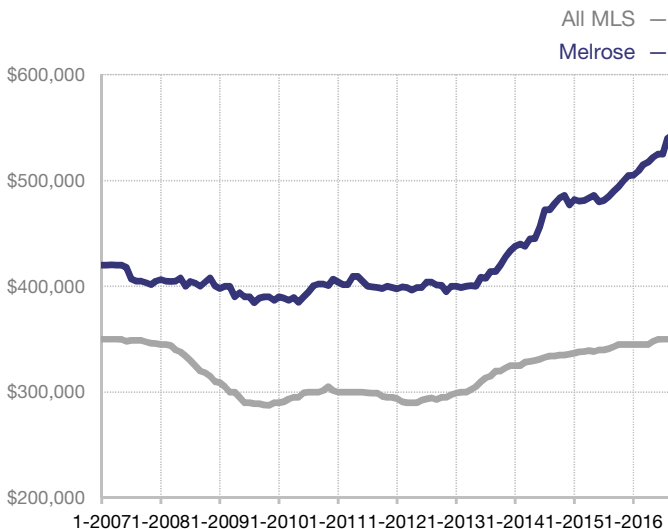
Condominium Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	8	+ 60.0%	75	89	+ 18.7%
Closed Sales	11	2	- 81.8%	66	92	+ 39.4%
Median Sales Price*	\$255,000	\$315,025	+ 23.5%	\$292,062	\$395,400	+ 35.4%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	24	44	+ 83.3%	55	39	- 29.1%
Percent of Original List Price Received*	102.8%	100.5%	- 2.2%	101.2%	102.0%	+ 0.8%
New Listings	10	12	+ 20.0%	88	99	+ 12.5%

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

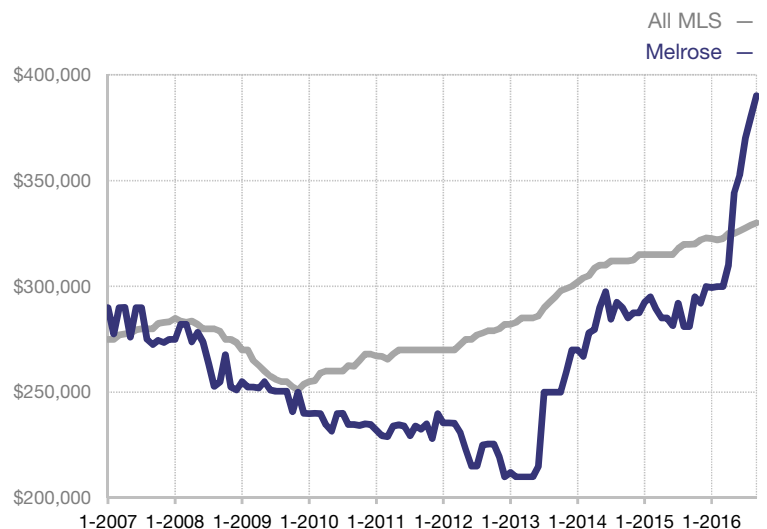
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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