

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	25	28	+ 12.0%	169	148	- 12.4%
Closed Sales	39	31	- 20.5%	140	118	- 15.7%
Median Sales Price*	\$650,000	\$685,000	+ 5.4%	\$655,000	\$665,000	+ 1.5%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	14	15	+ 7.1%	20	25	+ 25.0%
Percent of Original List Price Received*	107.2%	106.2%	- 0.9%	107.2%	103.6%	- 3.4%
New Listings	20	32	+ 60.0%	197	181	- 8.1%

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

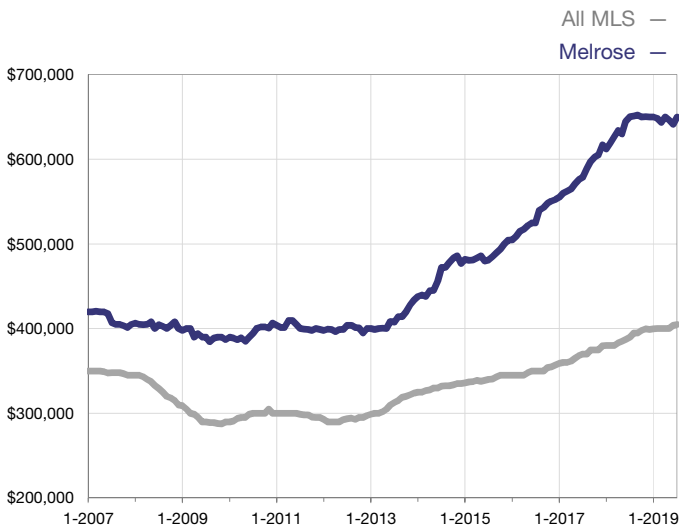
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	8	+ 33.3%	54	59	+ 9.3%
Closed Sales	13	12	- 7.7%	58	57	- 1.7%
Median Sales Price*	\$440,000	\$439,250	- 0.2%	\$425,500	\$420,000	- 1.3%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	16	19	+ 18.8%	24	31	+ 29.2%
Percent of Original List Price Received*	105.6%	100.4%	- 4.9%	103.5%	101.3%	- 2.1%
New Listings	7	9	+ 28.6%	65	68	+ 4.6%

* 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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