

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	31	+ 181.8%	56	71	+ 26.8%
Closed Sales	13	14	+ 7.7%	50	49	- 2.0%
Median Sales Price*	\$675,000	\$895,875	+ 32.7%	\$662,500	\$770,000	+ 16.2%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	42	16	- 61.9%	42	24	- 42.9%
Percent of Original List Price Received*	102.6%	112.6%	+ 9.7%	100.3%	105.6%	+ 5.3%
New Listings	8	40	+ 400.0%	63	87	+ 38.1%

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

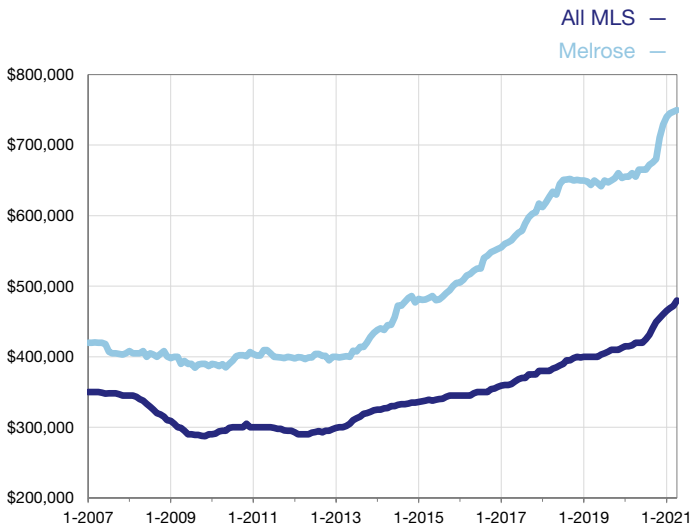
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	18	+ 500.0%	13	45	+ 246.2%
Closed Sales	1	6	+ 500.0%	18	32	+ 77.8%
Median Sales Price*	\$565,000	\$437,450	- 22.6%	\$437,000	\$474,000	+ 8.5%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	78	42	- 46.2%	45	37	- 17.8%
Percent of Original List Price Received*	90.4%	99.2%	+ 9.7%	99.7%	100.4%	+ 0.7%
New Listings	5	18	+ 260.0%	18	49	+ 172.2%

* 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

