

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	33	+ 37.5%	80	104	+ 30.0%
Closed Sales	17	27	+ 58.8%	67	76	+ 13.4%
Median Sales Price*	\$720,000	\$800,000	+ 11.1%	\$675,500	\$780,000	+ 15.5%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	19	16	- 15.8%	36	21	- 41.7%
Percent of Original List Price Received*	100.7%	110.3%	+ 9.5%	100.4%	107.3%	+ 6.9%
New Listings	32	28	- 12.5%	95	115	+ 21.1%

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

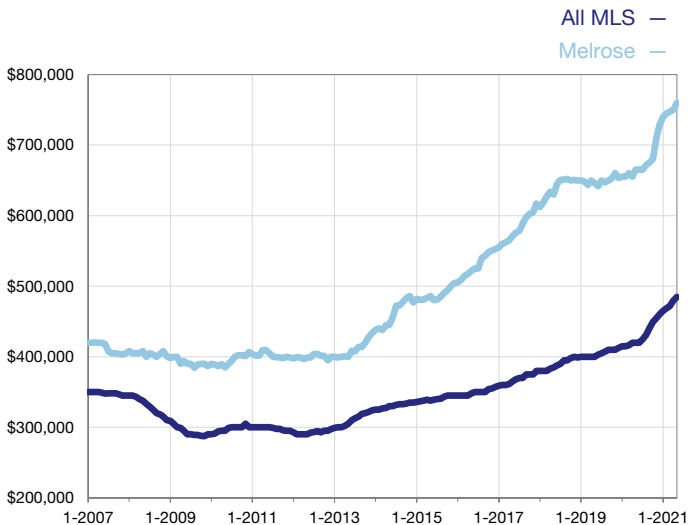
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	11	+ 83.3%	19	56	+ 194.7%
Closed Sales	3	15	+ 400.0%	21	47	+ 123.8%
Median Sales Price*	\$476,600	\$475,000	- 0.3%	\$444,000	\$475,000	+ 7.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	18	16	- 11.1%	41	30	- 26.8%
Percent of Original List Price Received*	101.7%	103.0%	+ 1.3%	100.0%	101.2%	+ 1.2%
New Listings	7	9	+ 28.6%	25	58	+ 132.0%

\* 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

