

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	31	0.0%	69	78	+ 13.0%
Closed Sales	14	21	+ 50.0%	49	50	+ 2.0%
Median Sales Price*	\$895,875	\$765,184	- 14.6%	\$770,000	\$837,500	+ 8.8%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	16	11	- 31.3%	24	18	- 25.0%
Percent of Original List Price Received*	112.6%	115.6%	+ 2.7%	105.6%	109.2%	+ 3.4%
New Listings	40	33	- 17.5%	87	90	+ 3.4%

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

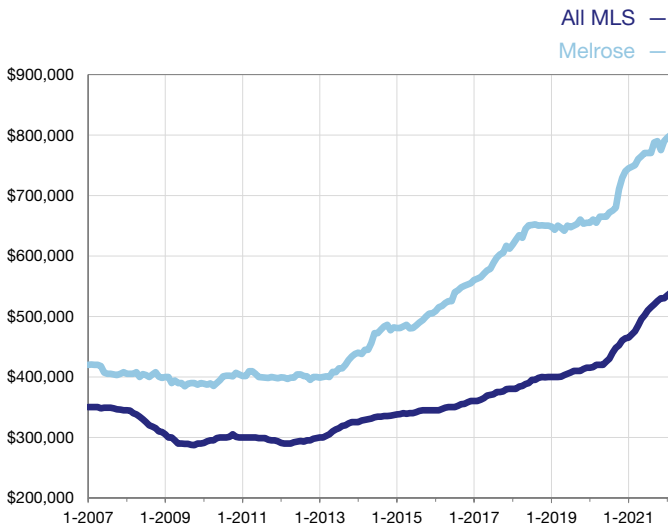
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	8	- 55.6%	45	20	- 55.6%
Closed Sales	6	5	- 16.7%	32	22	- 31.3%
Median Sales Price*	\$437,450	\$406,000	- 7.2%	\$474,000	\$459,500	- 3.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	42	26	- 38.1%	37	32	- 13.5%
Percent of Original List Price Received*	99.2%	106.5%	+ 7.4%	100.4%	102.6%	+ 2.2%
New Listings	18	11	- 38.9%	49	26	- 46.9%

* 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

