

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	16	- 11.1%	233	215	- 7.7%
Closed Sales	19	12	- 36.8%	224	200	- 10.7%
Median Sales Price*	\$770,000	\$859,000	+ 11.6%	\$788,500	\$827,500	+ 4.9%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	21	+ 31.3%	19	20	+ 5.3%
Percent of Original List Price Received*	104.6%	109.9%	+ 5.1%	107.5%	107.7%	+ 0.2%
New Listings	17	14	- 17.6%	267	250	- 6.4%

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

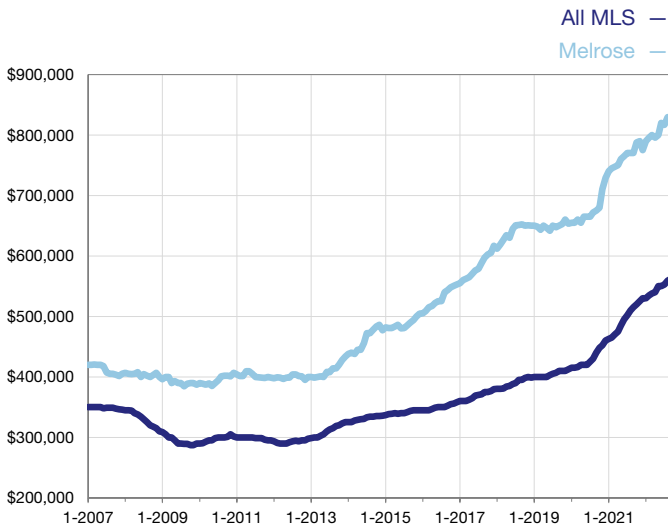
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	5	- 16.7%	100	68	- 32.0%
Closed Sales	3	6	+ 100.0%	99	78	- 21.2%
Median Sales Price*	\$675,000	\$537,500	- 20.4%	\$475,000	\$517,500	+ 8.9%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	13	38	+ 192.3%	25	31	+ 24.0%
Percent of Original List Price Received*	100.7%	96.1%	- 4.6%	101.6%	101.5%	- 0.1%
New Listings	4	4	0.0%	111	78	- 29.7%

* 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

