

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	14	- 46.2%	134	79	- 41.0%
Closed Sales	31	24	- 22.6%	108	85	- 21.3%
Median Sales Price*	\$950,000	<b>\$1,000,000</b>	+ 5.3%	\$879,500	<b>\$845,000</b>	- 3.9%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	23	19	- 17.4%	19	24	+ 26.3%
Percent of Original List Price Received*	111.8%	<b>109.3%</b>	- 2.2%	110.5%	<b>104.0%</b>	- 5.9%
New Listings	35	13	- 62.9%	155	94	- 39.4%

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

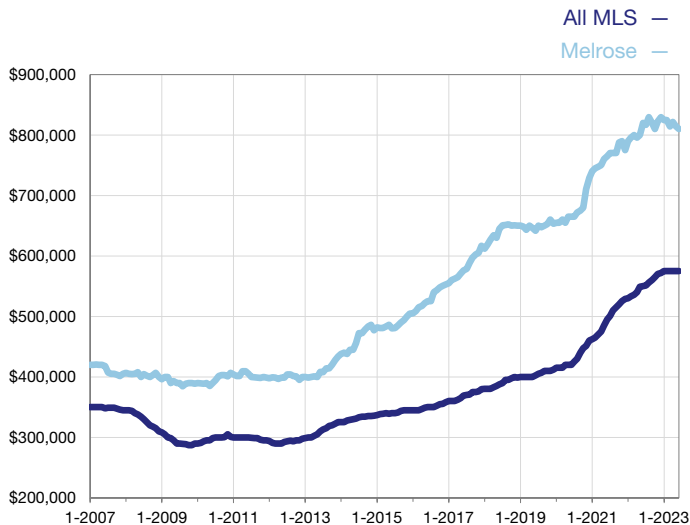
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	38	43	+ 13.2%
Closed Sales	11	6	- 45.5%	36	37	+ 2.8%
Median Sales Price*	\$428,500	<b>\$517,000</b>	+ 20.7%	\$450,000	<b>\$522,500</b>	+ 16.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	22	30	+ 36.4%	28	35	+ 25.0%
Percent of Original List Price Received*	106.4%	<b>102.1%</b>	- 4.0%	103.4%	<b>100.6%</b>	- 2.7%
New Listings	10	5	- 50.0%	41	49	+ 19.5%

\* 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

