

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

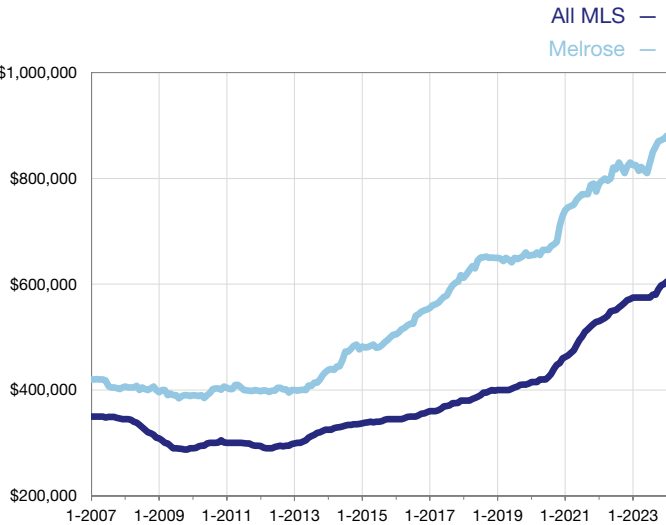
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	19	12	- 36.8%	19	12	- 36.8%
Median Sales Price*	\$760,000	\$747,500	- 1.6%	\$760,000	\$747,500	- 1.6%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	36	28	- 22.2%	36	28	- 22.2%
Percent of Original List Price Received*	95.7%	102.7%	+ 7.3%	95.7%	102.7%	+ 7.3%
New Listings	7	13	+ 85.7%	7	13	+ 85.7%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$620,000	\$0	- 100.0%	\$620,000	\$0	- 100.0%
Inventory of Homes for Sale	11	0	- 100.0%	--	--	--
Months Supply of Inventory	1.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	19	0	- 100.0%
Percent of Original List Price Received*	103.4%	0.0%	- 100.0%	103.4%	0.0%	- 100.0%
New Listings	10	2	- 80.0%	10	2	- 80.0%

\* 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

