

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

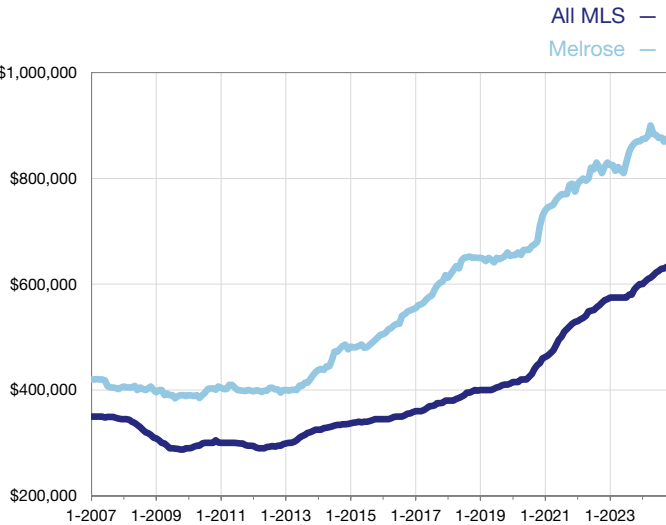
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	19	+ 11.8%	140	150	+ 7.1%
Closed Sales	13	15	+ 15.4%	142	145	+ 2.1%
Median Sales Price*	\$825,000	\$875,000	+ 6.1%	\$862,500	\$870,000	+ 0.9%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	26	22	- 15.4%
Percent of Original List Price Received*	100.0%	104.4%	+ 4.4%	103.5%	106.2%	+ 2.6%
New Listings	16	20	+ 25.0%	162	173	+ 6.8%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	60	61	+ 1.7%
Closed Sales	8	9	+ 12.5%	57	55	- 3.5%
Median Sales Price*	\$590,000	\$703,000	+ 19.2%	\$502,000	\$600,000	+ 19.5%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	25	36	+ 44.0%	32	24	- 25.0%
Percent of Original List Price Received*	106.1%	97.3%	- 8.3%	101.6%	101.2%	- 0.4%
New Listings	7	7	0.0%	69	77	+ 11.6%

\* 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

