

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

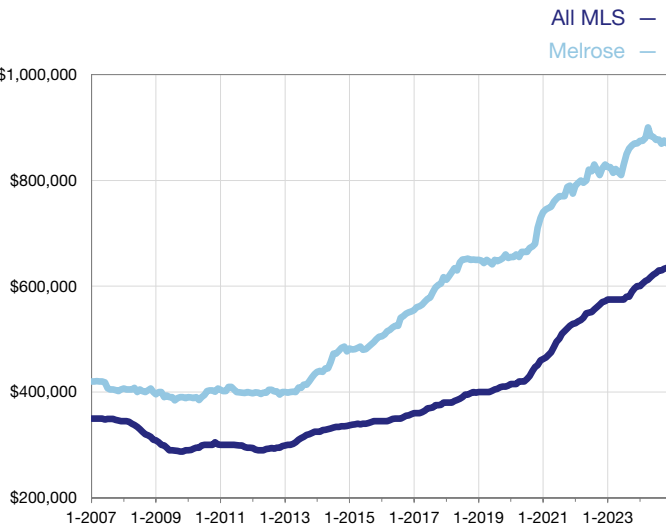
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	15	+ 7.1%	154	164	+ 6.5%
Closed Sales	17	11	- 35.3%	159	156	- 1.9%
Median Sales Price*	\$892,000	\$908,000	+ 1.8%	\$870,000	\$872,500	+ 0.3%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	18	23	+ 27.8%	25	22	- 12.0%
Percent of Original List Price Received*	106.9%	105.5%	- 1.3%	103.9%	106.1%	+ 2.1%
New Listings	13	8	- 38.5%	175	181	+ 3.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	66	68	+ 3.0%
Closed Sales	4	6	+ 50.0%	61	61	0.0%
Median Sales Price*	\$490,500	\$547,500	+ 11.6%	\$502,000	\$600,000	+ 19.5%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	13	27	+ 107.7%	31	24	- 22.6%
Percent of Original List Price Received*	103.6%	99.3%	- 4.2%	101.7%	101.0%	- 0.7%
New Listings	5	5	0.0%	74	81	+ 9.5%

* 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

