

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

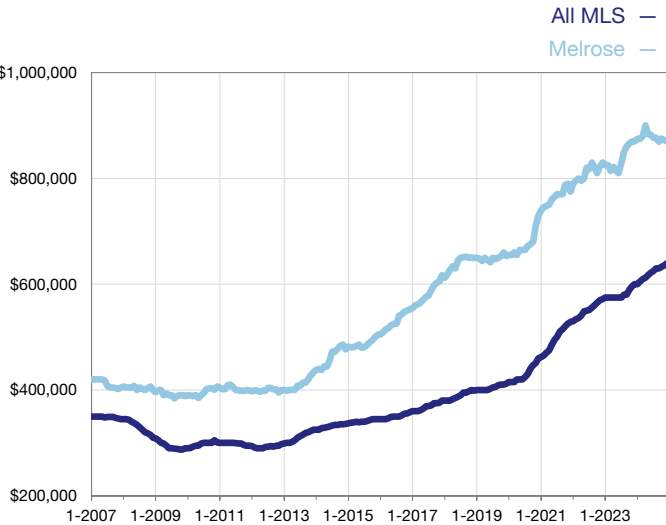
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	166	170	+ 2.4%
Closed Sales	14	17	+ 21.4%	173	173	0.0%
Median Sales Price*	\$830,500	\$800,000	- 3.7%	\$870,000	\$870,000	0.0%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	30	22	- 26.7%	26	22	- 15.4%
Percent of Original List Price Received*	104.9%	103.3%	- 1.5%	103.9%	105.8%	+ 1.8%
New Listings	6	3	- 50.0%	181	185	+ 2.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	68	71	+ 4.4%
Closed Sales	9	7	- 22.2%	70	68	- 2.9%
Median Sales Price*	\$610,000	\$450,000	- 26.2%	\$514,250	\$590,000	+ 14.7%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	30	25	- 16.7%
Percent of Original List Price Received*	98.4%	96.6%	- 1.8%	101.3%	100.6%	- 0.7%
New Listings	1	2	+ 100.0%	75	82	+ 9.3%

* 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

