

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

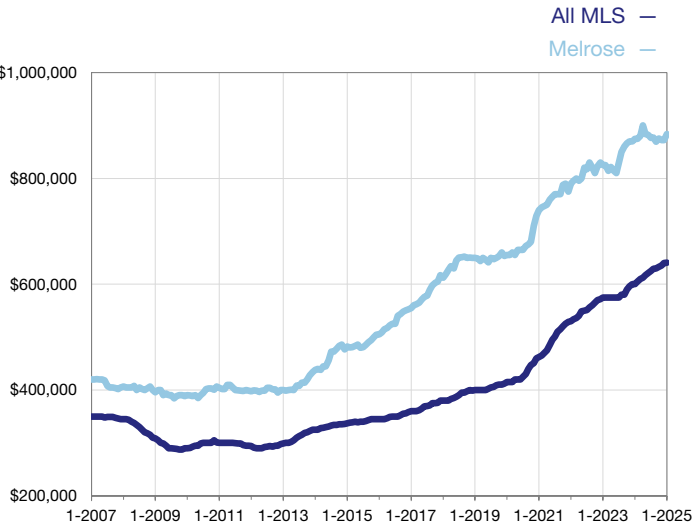
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	12	8	- 33.3%	12	8	- 33.3%
Median Sales Price*	\$747,500	\$1,035,000	+ 38.5%	\$747,500	\$1,035,000	+ 38.5%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	28	18	- 35.7%	28	18	- 35.7%
Percent of Original List Price Received*	102.7%	102.3%	- 0.4%	102.7%	102.3%	- 0.4%
New Listings	13	6	- 53.8%	13	6	- 53.8%

\* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	2	6	+ 200.0%
Closed Sales	0	3	--	0	3	--
Median Sales Price*	\$0	\$655,000	--	\$0	\$655,000	--
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	67	--	0	67	--
Percent of Original List Price Received*	0.0%	94.5%	--	0.0%	94.5%	--
New Listings	2	7	+ 250.0%	2	7	+ 250.0%

\* 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

