

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

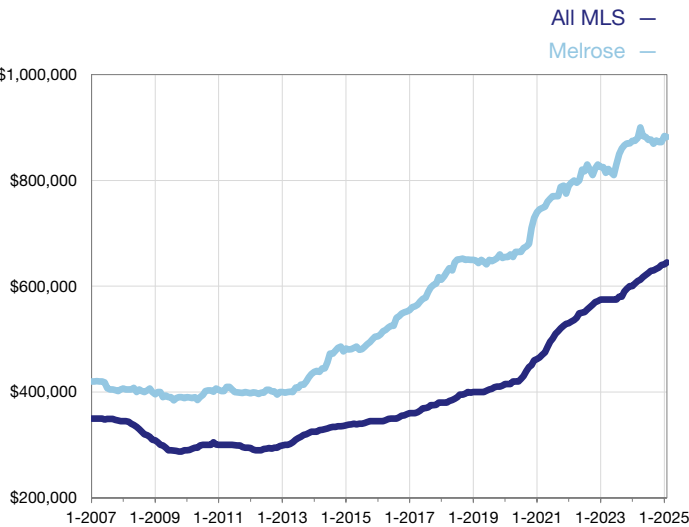
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	11	- 8.3%	17	13	- 23.5%
Closed Sales	6	3	- 50.0%	18	11	- 38.9%
Median Sales Price*	\$832,500	\$757,000	- 9.1%	\$757,000	\$815,000	+ 7.7%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	14	32	+ 128.6%	24	22	- 8.3%
Percent of Original List Price Received*	111.7%	101.8%	- 8.9%	105.7%	102.1%	- 3.4%
New Listings	10	12	+ 20.0%	23	18	- 21.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	6	12	+ 100.0%
Closed Sales	2	4	+ 100.0%	2	7	+ 250.0%
Median Sales Price*	\$1,227,500	\$518,500	- 57.8%	\$1,227,500	\$650,000	- 47.0%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	7	22	+ 214.3%	7	42	+ 500.0%
Percent of Original List Price Received*	106.8%	102.1%	- 4.4%	106.8%	98.8%	- 7.5%
New Listings	4	9	+ 125.0%	6	16	+ 166.7%

* 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

