

Local Market Update – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

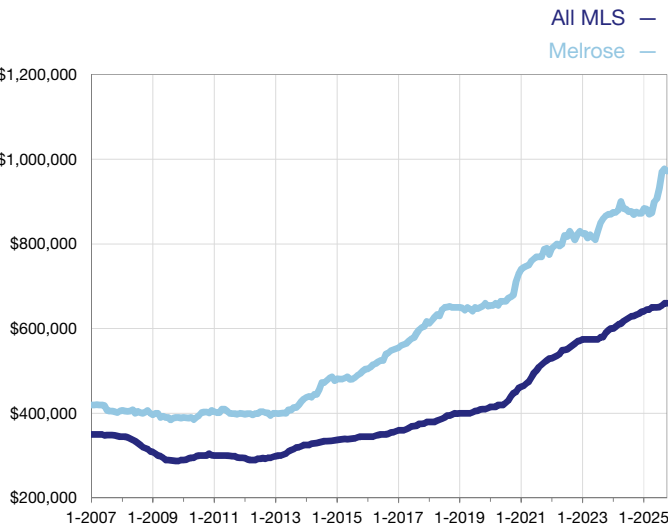
Single-Family Properties	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	15	- 16.7%	149	161	+ 8.1%
Closed Sales	15	13	- 13.3%	145	153	+ 5.5%
Median Sales Price*	\$875,000	\$965,000	+ 10.3%	\$870,000	\$995,000	+ 14.4%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	24	14	- 41.7%	22	17	- 22.7%
Percent of Original List Price Received*	104.4%	106.9%	+ 2.4%	106.2%	108.5%	+ 2.2%
New Listings	21	17	- 19.0%	174	188	+ 8.0%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	6	- 40.0%	61	67	+ 9.8%
Closed Sales	9	6	- 33.3%	55	62	+ 12.7%
Median Sales Price*	\$670,000	\$497,275	- 25.8%	\$600,000	\$519,950	- 13.3%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	36	35	- 2.8%	24	32	+ 33.3%
Percent of Original List Price Received*	98.1%	100.0%	+ 1.9%	101.3%	100.1%	- 1.2%
New Listings	6	8	+ 33.3%	75	77	+ 2.7%

* 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

