

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	8	- 11.1%	170	180	+ 5.9%
Closed Sales	16	13	- 18.8%	172	180	+ 4.7%
Median Sales Price*	\$863,750	<b>\$859,000</b>	- 0.5%	\$872,500	<b>\$970,000</b>	+ 11.2%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 4.3%	22	18	- 18.2%
Percent of Original List Price Received*	103.0%	<b>103.2%</b>	+ 0.2%	105.8%	<b>107.6%</b>	+ 1.7%
New Listings	4	9	+ 125.0%	185	206	+ 11.4%

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

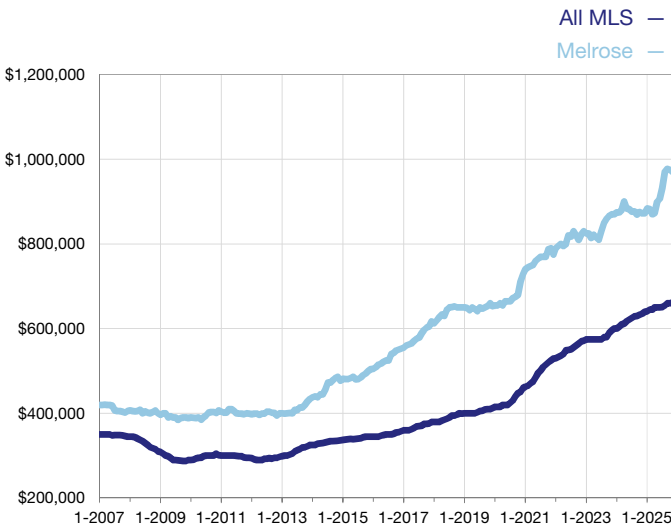
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	70	79	+ 12.9%
Closed Sales	7	8	+ 14.3%	68	73	+ 7.4%
Median Sales Price*	\$450,000	<b>\$571,250</b>	+ 26.9%	\$589,000	<b>\$525,000</b>	- 10.9%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	25	31	+ 24.0%
Percent of Original List Price Received*	96.6%	<b>100.6%</b>	+ 4.1%	100.6%	<b>100.1%</b>	- 0.5%
New Listings	2	4	+ 100.0%	82	85	+ 3.7%

\* 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

