

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	11	+ 1,000.0%	1	11	+ 1,000.0%
Closed Sales	8	8	0.0%	8	8	0.0%
Median Sales Price*	\$1,035,000	\$853,000	- 17.6%	\$1,035,000	\$853,000	- 17.6%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	18	21	+ 16.7%	18	21	+ 16.7%
Percent of Original List Price Received*	102.3%	104.0%	+ 1.7%	102.3%	104.0%	+ 1.7%
New Listings	6	13	+ 116.7%	6	13	+ 116.7%

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

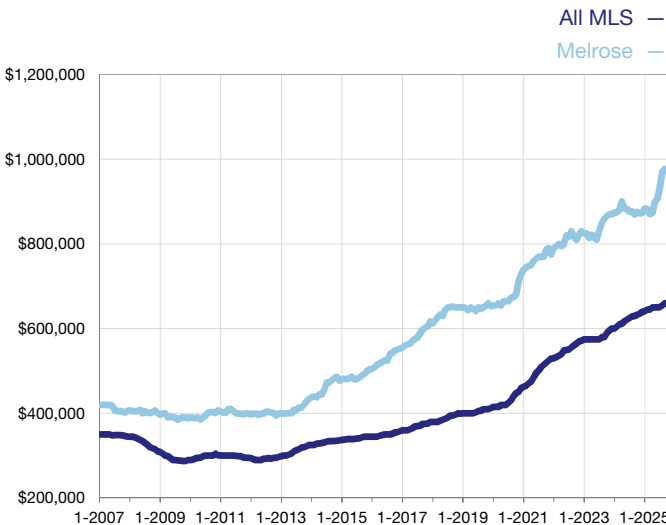
Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	4	- 33.3%	6	4	- 33.3%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$655,000	\$1,201,500	+ 83.4%	\$655,000	\$1,201,500	+ 83.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	67	38	- 43.3%	67	38	- 43.3%
Percent of Original List Price Received*	94.5%	104.4%	+ 10.5%	94.5%	104.4%	+ 10.5%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

* 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

