

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	11	0.0%	12	21	+ 75.0%
Closed Sales	3	10	+ 233.3%	11	18	+ 63.6%
Median Sales Price*	\$757,000	<b>\$871,500</b>	+ 15.1%	\$815,000	<b>\$871,500</b>	+ 6.9%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	51	+ 59.4%	22	38	+ 72.7%
Percent of Original List Price Received*	101.8%	101.5%	- 0.3%	102.1%	102.6%	+ 0.5%
New Listings	11	9	- 18.2%	17	22	+ 29.4%

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

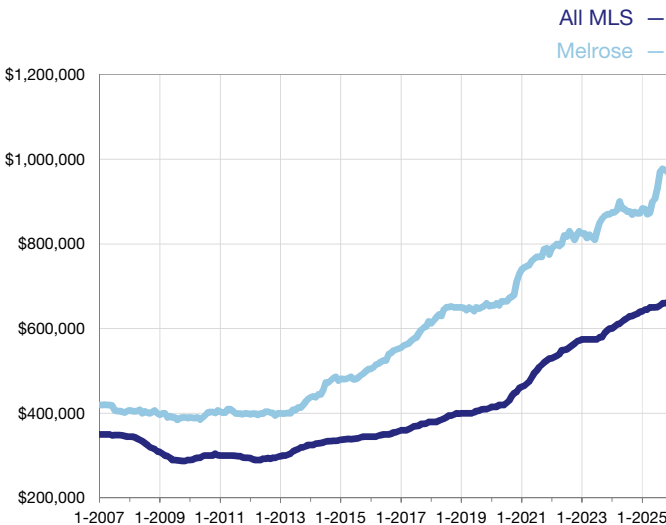
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	6	+ 20.0%	11	9	- 18.2%
Closed Sales	4	7	+ 75.0%	7	12	+ 71.4%
Median Sales Price*	\$518,500	<b>\$595,000</b>	+ 14.8%	\$650,000	<b>\$722,450</b>	+ 11.1%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	27	+ 22.7%	42	33	- 21.4%
Percent of Original List Price Received*	102.1%	98.7%	- 3.3%	98.8%	98.7%	- 0.1%
New Listings	9	6	- 33.3%	16	14	- 12.5%

\* 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

