

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Melrose

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	16	+ 23.1%	25	37	+ 48.0%
Closed Sales	9	11	+ 22.2%	20	30	+ 50.0%
Median Sales Price*	\$850,000	<b>\$1,170,000</b>	+ 37.6%	\$832,500	<b>\$937,500</b>	+ 12.6%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	17	- 15.0%	21	32	+ 52.4%
Percent of Original List Price Received*	106.6%	107.6%	+ 0.9%	104.1%	104.3%	+ 0.2%
New Listings	13	16	+ 23.1%	30	38	+ 26.7%

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

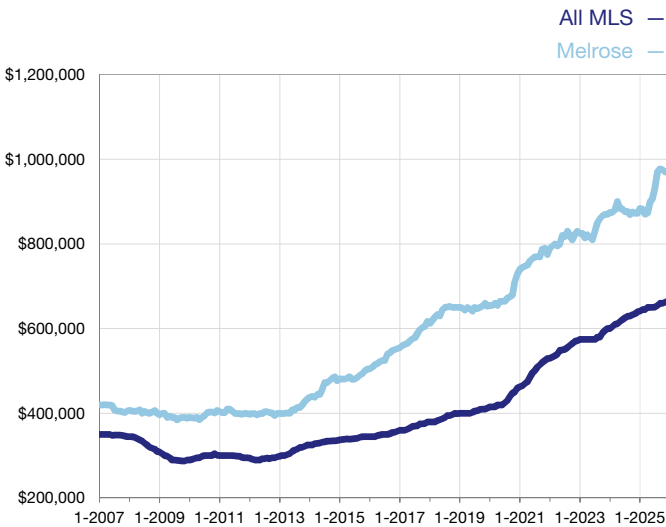
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	8	+ 33.3%	17	17	0.0%
Closed Sales	7	8	+ 14.3%	14	20	+ 42.9%
Median Sales Price*	\$420,500	<b>\$786,000</b>	+ 86.9%	\$535,250	<b>\$786,000</b>	+ 46.8%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	18	13	- 27.8%	30	25	- 16.7%
Percent of Original List Price Received*	100.1%	97.9%	- 2.2%	99.5%	98.4%	- 1.1%
New Listings	5	10	+ 100.0%	21	24	+ 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

