

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	18	25	+ 38.9%	43	61	+ 41.9%
Closed Sales	17	13	- 23.5%	37	43	+ 16.2%
Median Sales Price*	\$1,127,000	\$1,000,000	- 11.3%	\$1,020,000	\$940,000	- 7.8%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	12	25	+ 108.3%	17	30	+ 76.5%
Percent of Original List Price Received*	109.9%	113.6%	+ 3.4%	106.8%	107.1%	+ 0.3%
New Listings	32	37	+ 15.6%	62	75	+ 21.0%

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

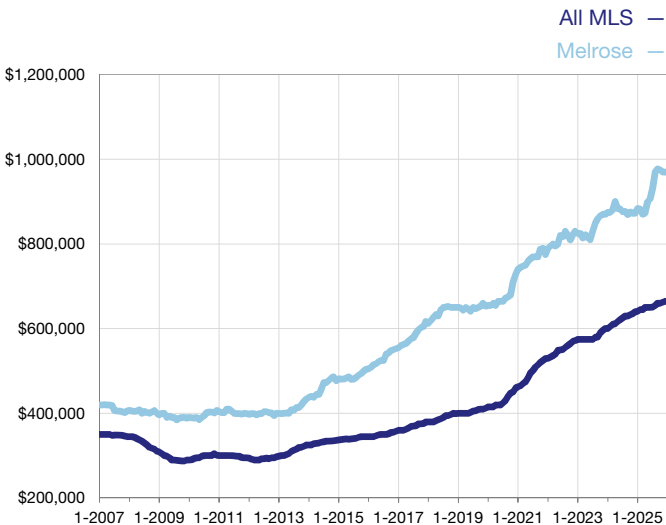
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	7	- 22.2%	26	23	- 11.5%
Closed Sales	7	2	- 71.4%	21	22	+ 4.8%
Median Sales Price*	\$488,100	\$385,000	- 21.1%	\$488,100	\$678,500	+ 39.0%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	41	20	- 51.2%	33	25	- 24.2%
Percent of Original List Price Received*	100.9%	99.0%	- 1.9%	100.0%	98.5%	- 1.5%
New Listings	11	7	- 36.4%	32	31	- 3.1%

* 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

