

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

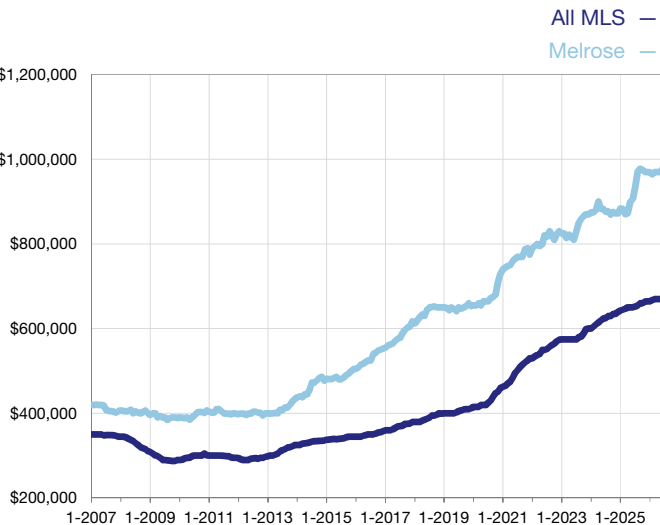
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	18	+ 80.0%	130	150	+ 15.4%
Closed Sales	21	15	- 28.6%	129	138	+ 7.0%
Median Sales Price*	\$1,200,000	\$915,000	- 23.8%	\$1,000,000	\$989,370	- 1.1%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	17	23	+ 35.3%
Percent of Original List Price Received*	104.0%	108.6%	+ 4.4%	108.8%	107.6%	- 1.1%
New Listings	11	14	+ 27.3%	149	164	+ 10.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	55	44	- 20.0%
Closed Sales	9	5	- 44.4%	52	43	- 17.3%
Median Sales Price*	\$515,000	\$515,000	0.0%	\$507,000	\$550,000	+ 8.5%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	31	28	- 9.7%	31	30	- 3.2%
Percent of Original List Price Received*	100.4%	99.8%	- 0.6%	100.3%	98.9%	- 1.4%
New Listings	4	7	+ 75.0%	59	60	+ 1.7%

* 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

