

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Melrose

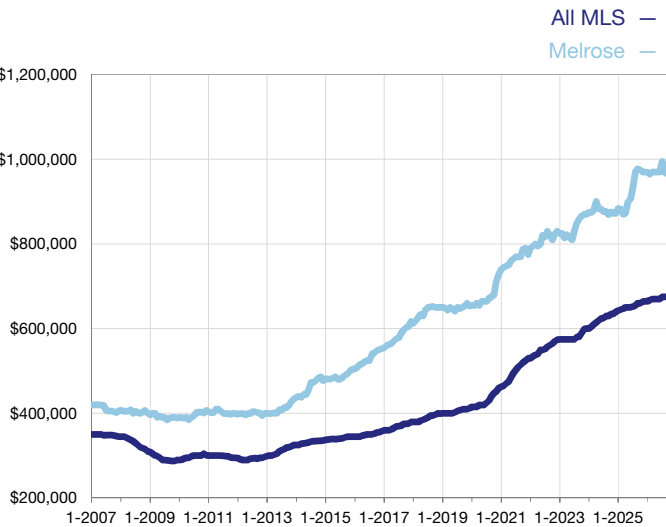
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	23	+ 43.8%	146	172	+ 17.8%
Closed Sales	11	17	+ 54.5%	140	156	+ 11.4%
Median Sales Price*	\$940,000	\$950,000	+ 1.1%	\$997,500	\$977,500	- 2.0%
Inventory of Homes for Sale	16	25	+ 56.3%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 13.8%	18	23	+ 27.8%
Percent of Original List Price Received*	107.4%	103.7%	- 3.4%	108.7%	107.2%	- 1.4%
New Listings	22	30	+ 36.4%	171	194	+ 13.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	61	48	- 21.3%
Closed Sales	4	7	+ 75.0%	56	50	- 10.7%
Median Sales Price*	\$616,500	\$345,000	- 44.0%	\$519,950	\$532,500	+ 2.4%
Inventory of Homes for Sale	10	20	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	3.6	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	46	81	+ 76.1%	32	37	+ 15.6%
Percent of Original List Price Received*	97.6%	97.7%	+ 0.1%	100.1%	98.7%	- 1.4%
New Listings	10	13	+ 30.0%	69	73	+ 5.8%

* 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

