Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Melrose

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**24**	+ 140.0%	156	**191**	+ 22.4%
Closed Sales	14	**18**	+ 28.6%	154	**174**	+ 13.0%
Median Sales Price*	$966,500	**$829,500**	- 14.2%	$995,000	**$971,000**	- 2.4%
Inventory of Homes for Sale	20	**23**	+ 15.0%	--	--	--
Months Supply of Inventory	1.4	**1.3**	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	13	**45**	+ 246.2%	17	**26**	+ 52.9%
Percent of Original List Price Received*	106.9%	**99.4%**	- 7.0%	108.5%	**106.4%**	- 1.9%
New Listings	15	**17**	+ 13.3%	186	**211**	+ 13.4%

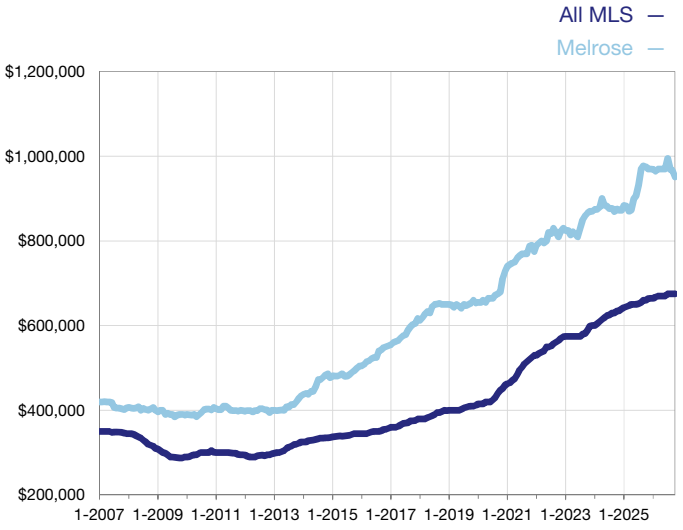
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

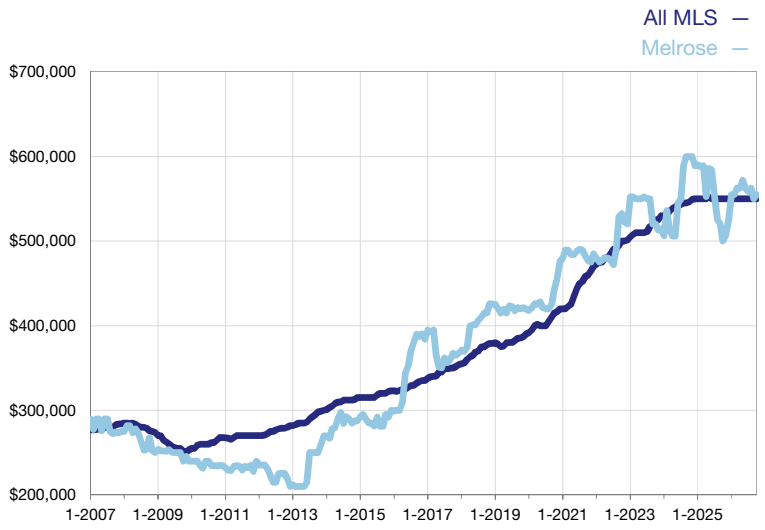
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**2**	- 60.0%	66	**50**	- 24.2%
Closed Sales	6	**4**	- 33.3%	62	**54**	- 12.9%
Median Sales Price*	$497,275	**$916,000**	+ 84.2%	$519,950	**$550,000**	+ 5.8%
Inventory of Homes for Sale	13	**27**	+ 107.7%	--	--	--
Months Supply of Inventory	2.1	**5.1**	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	35	**15**	- 57.1%	32	**35**	+ 9.4%
Percent of Original List Price Received*	100.0%	**108.1%**	+ 8.1%	100.1%	**99.4%**	- 0.7%
New Listings	9	**13**	+ 44.4%	78	**86**	+ 10.3%

* 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



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