

Melrose 02176

ZIP code · MA · Massachusetts > Middlesex County > Melrose

BALANCED MARKET

\$959K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

285

SALES (12 MO)

\$880K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



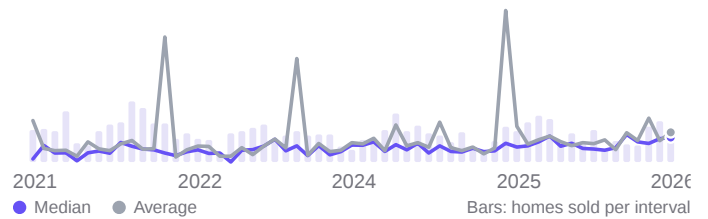
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$1000K · Average \$1.1M

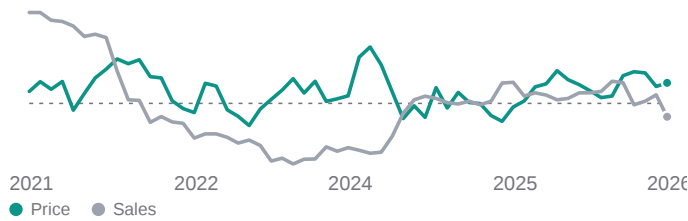


Growth (year over year)

Price +10.0% · Sales -6.6%

Price per square foot

\$522/ft²

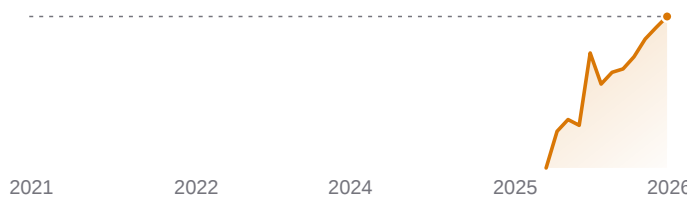


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

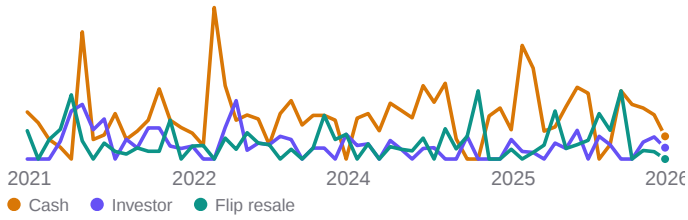
3.3%



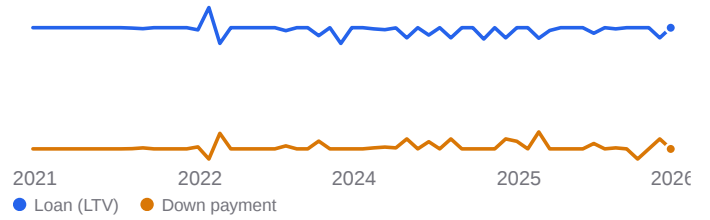
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 4.2% · Flip resale 0%

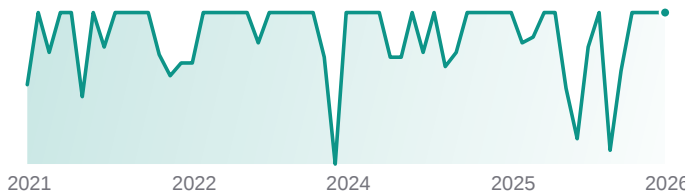


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



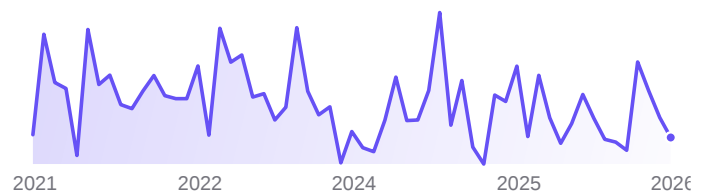
Sellers who sold at a gain

100%



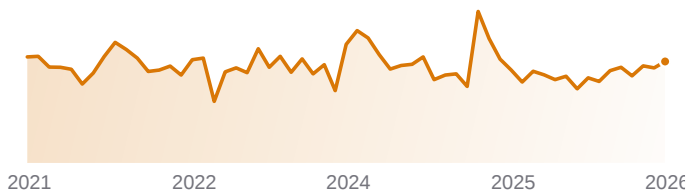
Typical hold before selling

5.5 yrs



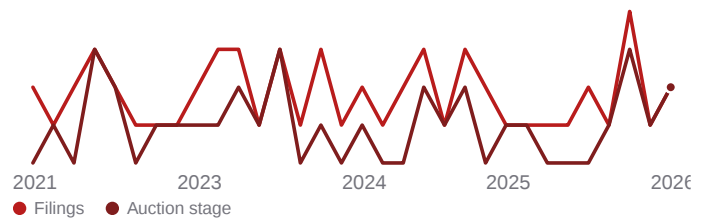
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,581
Median value (AVM)	\$880K
Median size	1,887 ft²
Median bedrooms	3
Median year built	1926
Single family	75%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.7%
Owner occupied	91%
Company owned	20%
Median loan-to-value	42%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	29,986
Density	6,427 / mi²
Median household income	\$128K
Average household income	\$149K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	85
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	4.0%
Unemployment	1.2%
Average temp	50°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.