

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	63	51	- 19.0%
Closed Sales	6	3	- 50.0%	66	52	- 21.2%
Median Sales Price*	\$460,000	\$655,000	+ 42.4%	\$577,750	\$682,500	+ 18.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	15	79	+ 426.7%	23	32	+ 39.1%
Percent of Original List Price Received*	104.0%	98.2%	- 5.6%	103.1%	105.6%	+ 2.4%
New Listings	0	2	--	74	60	- 18.9%

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

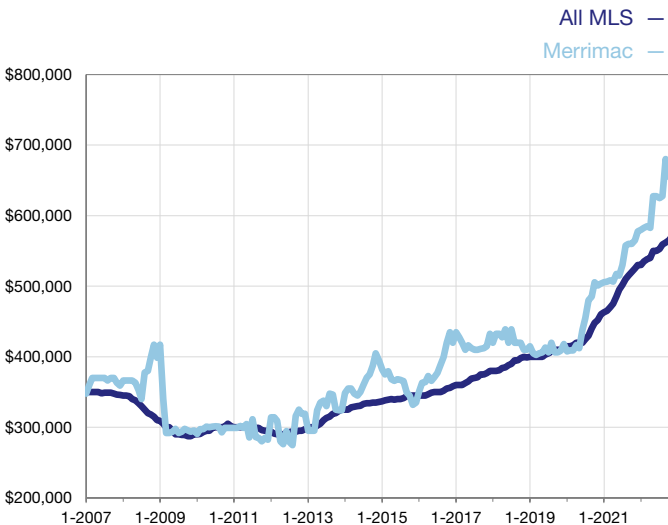
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	18	20	+ 11.1%
Closed Sales	3	3	0.0%	16	16	0.0%
Median Sales Price*	\$400,000	\$449,100	+ 12.3%	\$424,950	\$447,000	+ 5.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	15	38	+ 153.3%	31	27	- 12.9%
Percent of Original List Price Received*	101.3%	97.1%	- 4.1%	99.1%	101.0%	+ 1.9%
New Listings	0	1	--	17	22	+ 29.4%

* 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

