Local Market Update – September 2018

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

Merrimac

Single-Family Properties

	September			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	8	**6**	- 25.0%	56	**59**	+ 5.4%
Closed Sales	4	**3**	- 25.0%	52	**59**	+ 13.5%
Median Sales Price*	$407,450	**$440,000**	+ 8.0%	$399,950	**$410,000**	+ 2.5%
Inventory of Homes for Sale	23	**18**	- 21.7%	--	--	--
Months Supply of Inventory	3.6	**2.7**	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	45	**17**	- 62.2%	79	**55**	- 30.4%
Percent of Original List Price Received*	87.2%	**92.7%**	+ 6.3%	98.5%	**98.6%**	+ 0.1%
New Listings	13	**10**	- 23.1%	72	**82**	+ 13.9%

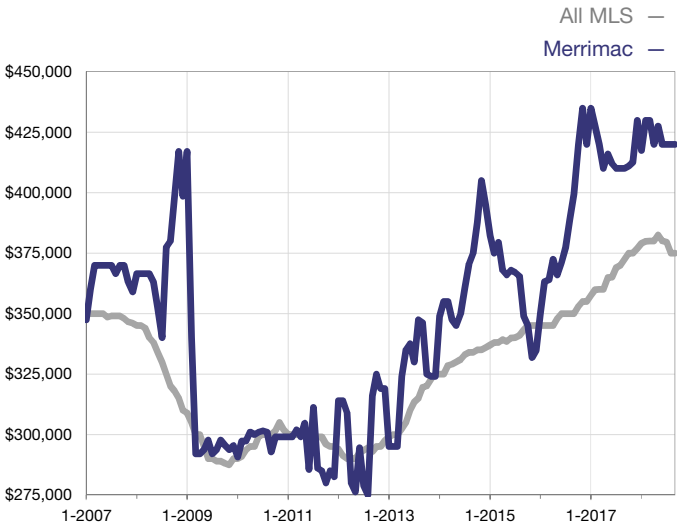
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

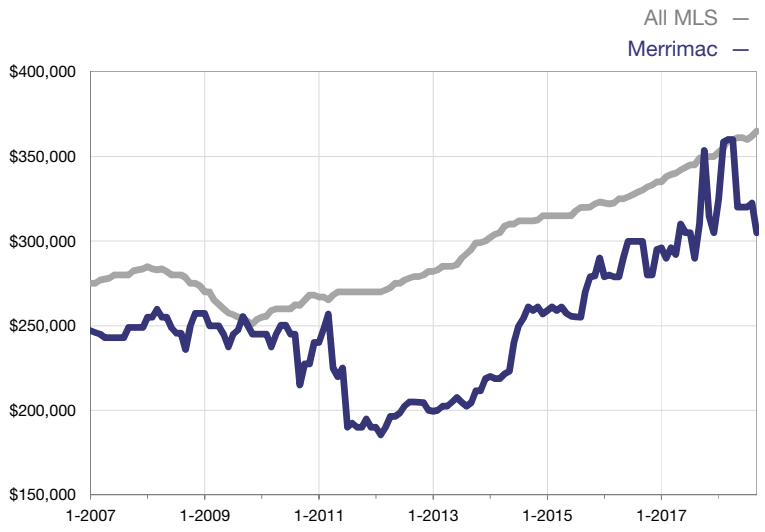
	September			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	1	**1**	0.0%	23	**8**	- 65.2%
Closed Sales	3	**0**	- 100.0%	31	**7**	- 77.4%
Median Sales Price*	$369,900	**$0**	- 100.0%	$299,999	**$255,000**	- 15.0%
Inventory of Homes for Sale	3	**2**	- 33.3%	--	--	--
Months Supply of Inventory	0.9	**1.4**	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	13	**0**	- 100.0%	82	**55**	- 32.9%
Percent of Original List Price Received*	100.1%	**0.0%**	- 100.0%	101.5%	**99.0%**	- 2.5%
New Listings	2	**1**	- 50.0%	22	**10**	- 54.5%

* 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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