

# Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Merrimac

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	12	+ 50.0%	64	71	+ 10.9%
Closed Sales	6	7	+ 16.7%	58	66	+ 13.8%
Median Sales Price*	\$504,900	<b>\$470,000</b>	- 6.9%	\$409,950	<b>\$410,000</b>	+ 0.0%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	3.2	1.8	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	71	46	- 35.2%	79	54	- 31.6%
Percent of Original List Price Received*	97.3%	<b>93.0%</b>	- 4.4%	98.3%	<b>98.0%</b>	- 0.3%
New Listings	7	9	+ 28.6%	79	91	+ 15.2%

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

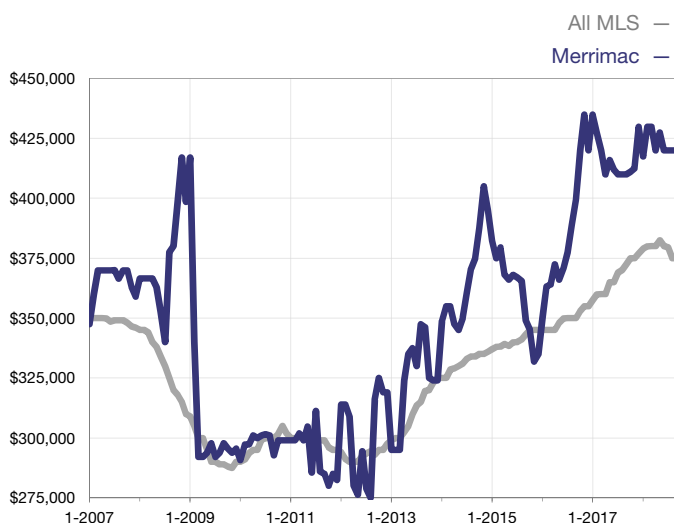
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	4	0.0%	27	12	- 55.6%
Closed Sales	1	1	0.0%	32	8	- 75.0%
Median Sales Price*	\$369,900	<b>\$333,000</b>	- 10.0%	\$328,450	<b>\$272,500</b>	- 17.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	22	61	+ 177.3%	80	55	- 31.3%
Percent of Original List Price Received*	100.0%	<b>100.9%</b>	+ 0.9%	101.5%	<b>99.2%</b>	- 2.3%
New Listings	3	4	+ 33.3%	25	14	- 44.0%

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

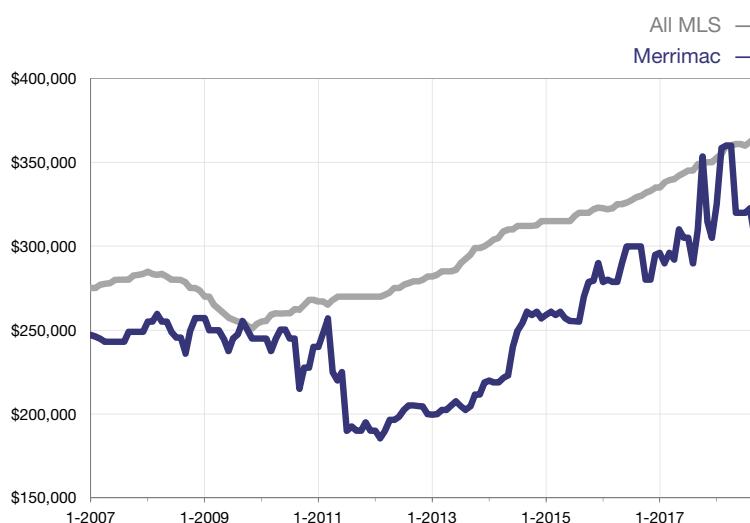
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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