

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	11	- 31.3%	30	26	- 13.3%
Closed Sales	7	4	- 42.9%	14	16	+ 14.3%
Median Sales Price*	\$490,000	\$600,000	+ 22.4%	\$441,000	\$557,500	+ 26.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	42	29	- 31.0%
Percent of Original List Price Received*	101.9%	105.9%	+ 3.9%	99.2%	103.2%	+ 4.0%
New Listings	12	8	- 33.3%	30	27	- 10.0%

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

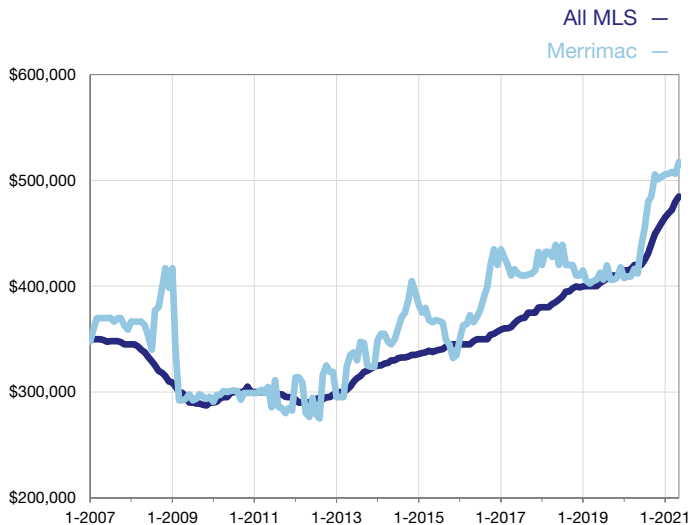
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	3	7	+ 133.3%
Closed Sales	0	1	--	5	6	+ 20.0%
Median Sales Price*	\$0	\$412,500	--	\$275,000	\$441,000	+ 60.4%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	42	--	45	45	0.0%
Percent of Original List Price Received*	0.0%	98.2%	--	100.0%	100.0%	0.0%
New Listings	7	1	- 85.7%	9	6	- 33.3%

* 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

