

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Merrimac

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	3	- 25.0%	60	51	- 15.0%
Closed Sales	6	5	- 16.7%	60	49	- 18.3%
Median Sales Price*	\$635,000	<b>\$767,150</b>	+ 20.8%	\$582,500	<b>\$685,000</b>	+ 17.6%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	33	55	+ 66.7%	24	29	+ 20.8%
Percent of Original List Price Received*	100.3%	99.3%	- 1.0%	103.0%	106.0%	+ 2.9%
New Listings	8	2	- 75.0%	74	59	- 20.3%

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

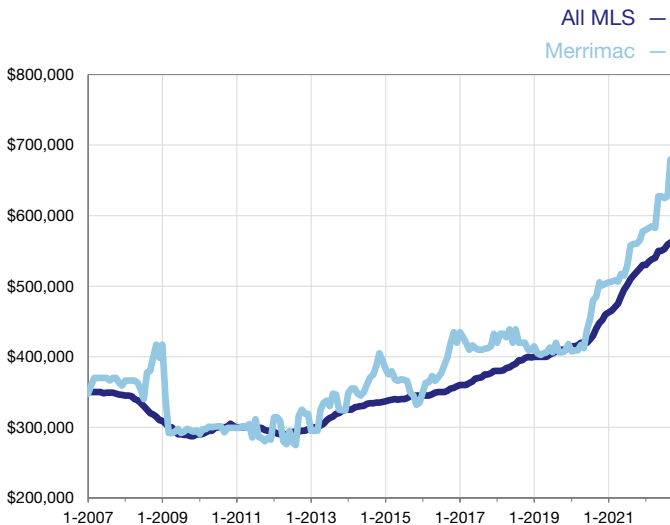
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	3	0.0%	17	18	+ 5.9%
Closed Sales	1	1	0.0%	13	13	0.0%
Median Sales Price*	\$390,000	<b>\$255,900</b>	- 34.4%	\$429,900	<b>\$445,000</b>	+ 3.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	13	6	- 53.8%	34	24	- 29.4%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	98.6%	101.9%	+ 3.3%
New Listings	1	2	+ 100.0%	17	21	+ 23.5%

\* 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

