

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	7	9	+ 28.6%
Closed Sales	2	3	+ 50.0%	3	3	0.0%
Median Sales Price*	\$565,000	\$510,000	- 9.7%	\$630,000	\$510,000	- 19.0%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	14	51	+ 264.3%	16	51	+ 218.8%
Percent of Original List Price Received*	105.0%	94.2%	- 10.3%	104.9%	94.2%	- 10.2%
New Listings	8	1	- 87.5%	10	6	- 40.0%

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

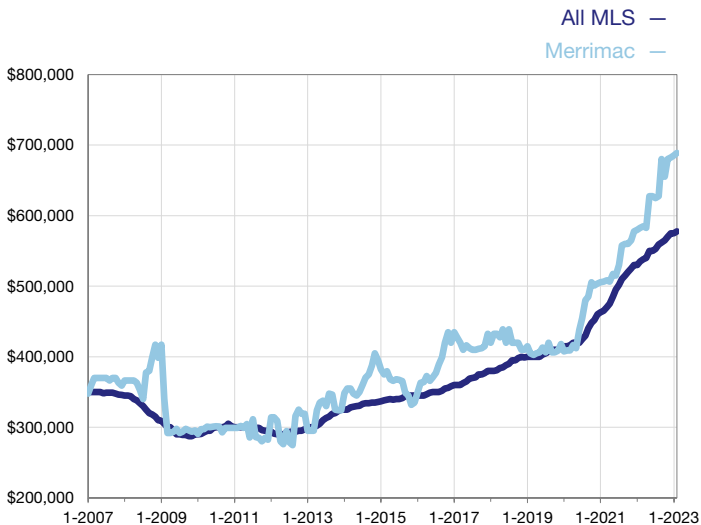
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	2	--
Closed Sales	0	2	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$602,500	--	\$425,000	\$602,500	+ 41.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	83	6	- 92.8%
Percent of Original List Price Received*	0.0%	100.4%	--	96.6%	100.6%	+ 4.1%
New Listings	0	0	--	0	2	--

* 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

