

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	12	9	- 25.0%
Closed Sales	5	3	- 40.0%	8	6	- 25.0%
Median Sales Price*	\$747,000	\$545,000	- 27.0%	\$655,000	\$540,000	- 17.6%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	14	29	+ 107.1%	15	40	+ 166.7%
Percent of Original List Price Received*	110.1%	103.7%	- 5.8%	108.1%	98.9%	- 8.5%
New Listings	4	3	- 25.0%	14	9	- 35.7%

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

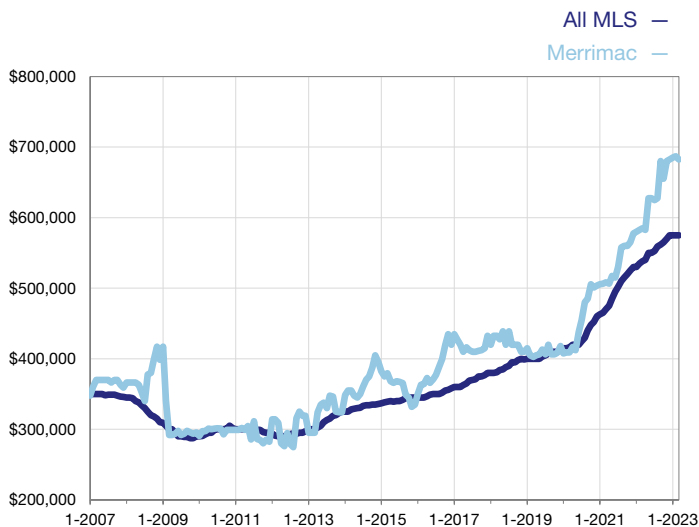
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	2	4	+ 100.0%
Closed Sales	2	3	+ 50.0%	3	7	+ 133.3%
Median Sales Price*	\$482,500	\$629,900	+ 30.5%	\$480,000	\$605,100	+ 26.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	7	40	+ 471.4%	32	20	- 37.5%
Percent of Original List Price Received*	100.0%	101.4%	+ 1.4%	98.9%	100.9%	+ 2.0%
New Listings	3	3	0.0%	3	5	+ 66.7%

* 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

