

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Merrimac

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	15	13	- 13.3%
Closed Sales	4	2	- 50.0%	12	8	- 33.3%
Median Sales Price*	\$435,000	<b>\$852,500</b>	+ 96.0%	\$600,000	<b>\$562,500</b>	- 6.3%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	100	32	- 68.0%	43	38	- 11.6%
Percent of Original List Price Received*	112.1%	95.0%	- 15.3%	109.5%	97.9%	- 10.6%
New Listings	7	6	- 14.3%	21	15	- 28.6%

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

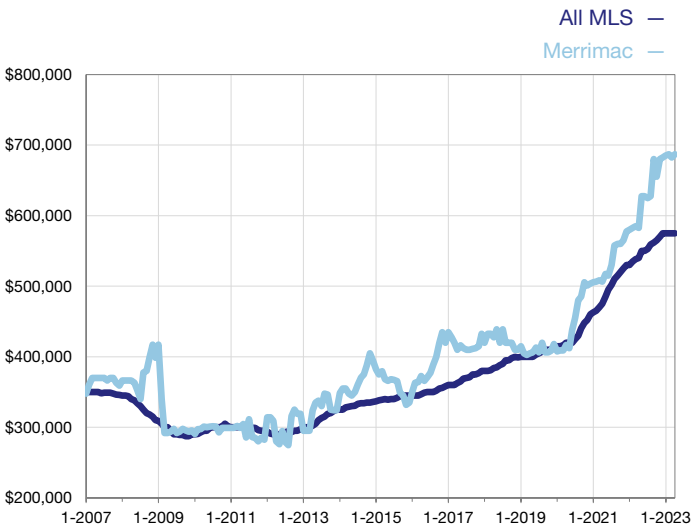
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	3	6	+ 100.0%
Closed Sales	1	0	- 100.0%	4	7	+ 75.0%
Median Sales Price*	\$512,000	<b>\$0</b>	- 100.0%	\$482,500	<b>\$605,100</b>	+ 25.4%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	29	20	- 31.0%
Percent of Original List Price Received*	102.4%	0.0%	- 100.0%	99.8%	100.9%	+ 1.1%
New Listings	0	5	--	3	10	+ 233.3%

\* 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

