

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	26	18	- 30.8%
Closed Sales	6	3	- 50.0%	18	11	- 38.9%
Median Sales Price*	\$820,500	\$953,000	+ 16.1%	\$687,500	\$580,000	- 15.6%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.3	2.5	+ 733.3%	--	--	--
Cumulative Days on Market Until Sale	22	58	+ 163.6%	36	43	+ 19.4%
Percent of Original List Price Received*	107.2%	97.9%	- 8.7%	108.7%	97.9%	- 9.9%
New Listings	6	9	+ 50.0%	27	23	- 14.8%

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

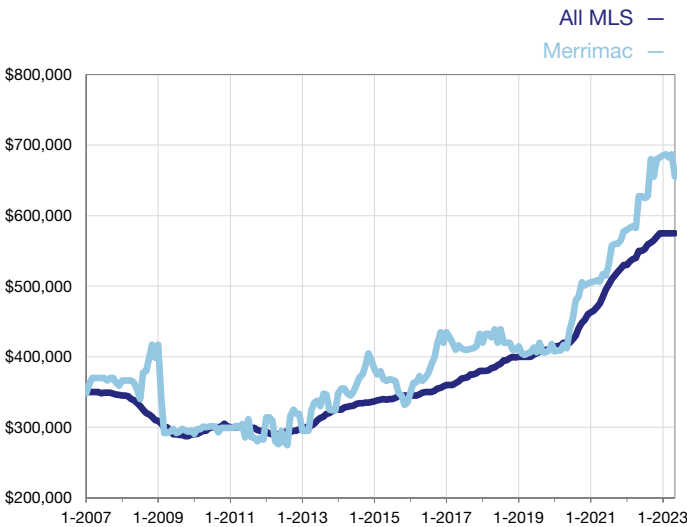
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	3	9	+ 200.0%
Closed Sales	2	3	+ 50.0%	6	10	+ 66.7%
Median Sales Price*	\$400,000	\$455,000	+ 13.8%	\$462,500	\$602,500	+ 30.3%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	1.1	4.3	+ 290.9%	--	--	--
Cumulative Days on Market Until Sale	16	8	- 50.0%	25	17	- 32.0%
Percent of Original List Price Received*	108.6%	100.1%	- 7.8%	102.7%	100.7%	- 1.9%
New Listings	2	6	+ 200.0%	5	16	+ 220.0%

* 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

