

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	34	24	- 29.4%
Closed Sales	6	6	0.0%	24	18	- 25.0%
Median Sales Price*	\$725,000	\$655,000	- 9.7%	\$687,500	\$577,500	- 16.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	32	35	+ 9.4%
Percent of Original List Price Received*	107.3%	103.6%	- 3.4%	108.3%	100.2%	- 7.5%
New Listings	9	3	- 66.7%	36	25	- 30.6%

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

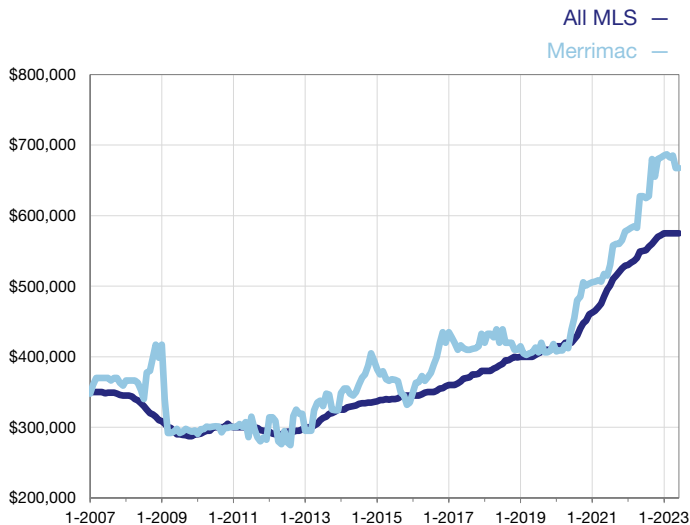
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	6	13	+ 116.7%
Closed Sales	1	1	0.0%	7	11	+ 57.1%
Median Sales Price*	\$515,000	\$492,500	- 4.4%	\$480,000	\$599,900	+ 25.0%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	2.3	+ 360.0%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	24	18	- 25.0%
Percent of Original List Price Received*	103.0%	98.5%	- 4.4%	102.8%	100.5%	- 2.2%
New Listings	2	1	- 50.0%	7	17	+ 142.9%

* 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

