

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	36	26	- 27.8%
Closed Sales	7	4	- 42.9%	31	22	- 29.0%
Median Sales Price*	\$829,900	\$554,500	- 33.2%	\$695,000	\$577,500	- 16.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	13	27	+ 107.7%	28	34	+ 21.4%
Percent of Original List Price Received*	109.2%	99.5%	- 8.9%	108.5%	100.1%	- 7.7%
New Listings	3	3	0.0%	39	27	- 30.8%

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

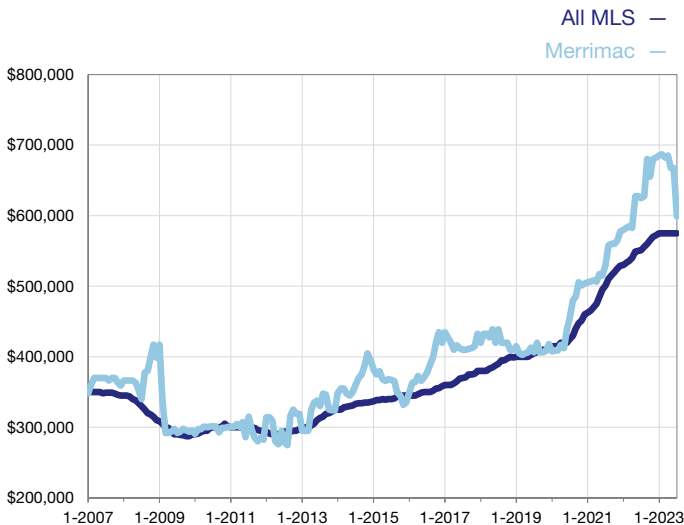
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	7	15	+ 114.3%
Closed Sales	1	5	+ 400.0%	8	17	+ 112.5%
Median Sales Price*	\$480,000	\$643,850	+ 34.1%	\$480,000	\$619,900	+ 29.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	24	20	- 16.7%
Percent of Original List Price Received*	102.1%	102.5%	+ 0.4%	102.7%	101.5%	- 1.2%
New Listings	3	2	- 33.3%	10	19	+ 90.0%

* 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

