

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	40	29	- 27.5%
Closed Sales	5	2	- 60.0%	36	24	- 33.3%
Median Sales Price*	\$685,000	\$432,500	- 36.9%	\$687,000	\$567,500	- 17.4%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	12	44	+ 266.7%	26	34	+ 30.8%
Percent of Original List Price Received*	105.7%	102.5%	- 3.0%	108.2%	100.3%	- 7.3%
New Listings	4	5	+ 25.0%	43	32	- 25.6%

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

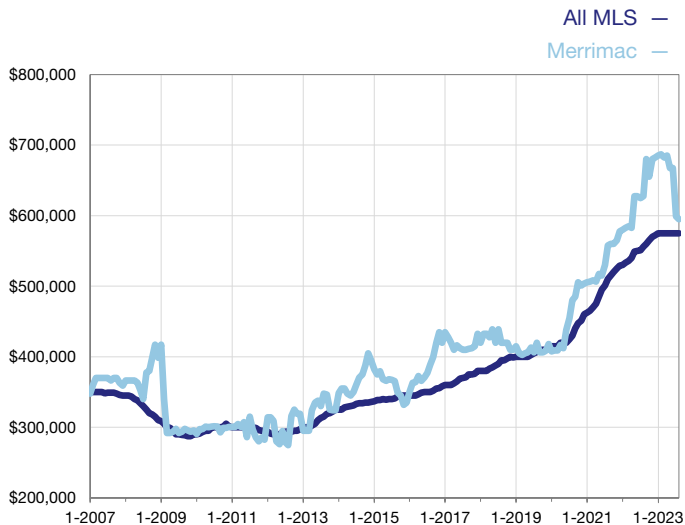
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	8	20	+ 150.0%
Closed Sales	1	0	- 100.0%	9	17	+ 88.9%
Median Sales Price*	\$388,000	\$0	- 100.0%	\$480,000	\$619,900	+ 29.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	24	20	- 16.7%
Percent of Original List Price Received*	102.4%	0.0%	- 100.0%	102.6%	101.5%	- 1.1%
New Listings	0	3	--	10	23	+ 130.0%

* 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

