

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	42	32	- 23.8%
Closed Sales	3	4	+ 33.3%	39	29	- 25.6%
Median Sales Price*	\$760,000	\$556,250	- 26.8%	\$689,000	\$560,000	- 18.7%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	20	13	- 35.0%	25	31	+ 24.0%
Percent of Original List Price Received*	103.1%	103.8%	+ 0.7%	107.8%	101.5%	- 5.8%
New Listings	7	6	- 14.3%	50	38	- 24.0%

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

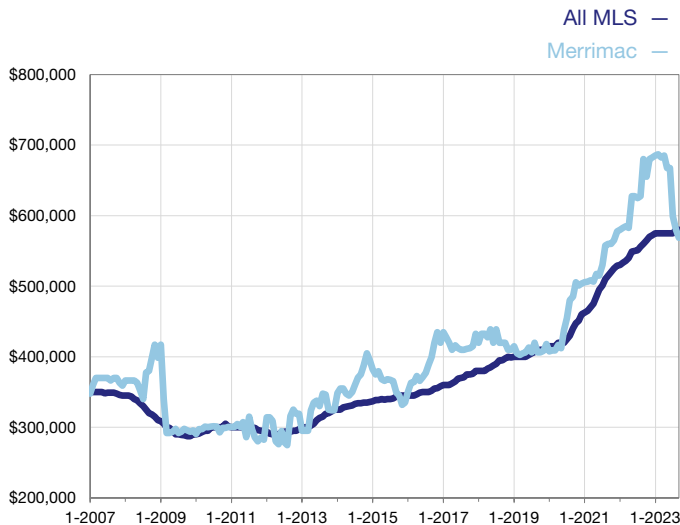
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	13	20	+ 53.8%
Closed Sales	2	3	+ 50.0%	11	20	+ 81.8%
Median Sales Price*	\$412,000	\$639,900	+ 55.3%	\$449,000	\$624,900	+ 39.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	38	+ 81.0%	23	22	- 4.3%
Percent of Original List Price Received*	99.6%	103.2%	+ 3.6%	102.1%	101.7%	- 0.4%
New Listings	7	2	- 71.4%	17	25	+ 47.1%

* 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

