

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	48	38	- 20.8%
Closed Sales	5	1	- 80.0%	44	30	- 31.8%
Median Sales Price*	\$461,600	\$699,000	+ 51.4%	\$682,500	\$561,250	- 17.8%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	33	28	- 15.2%	26	31	+ 19.2%
Percent of Original List Price Received*	99.1%	100.0%	+ 0.9%	106.8%	101.5%	- 5.0%
New Listings	4	8	+ 100.0%	54	46	- 14.8%

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

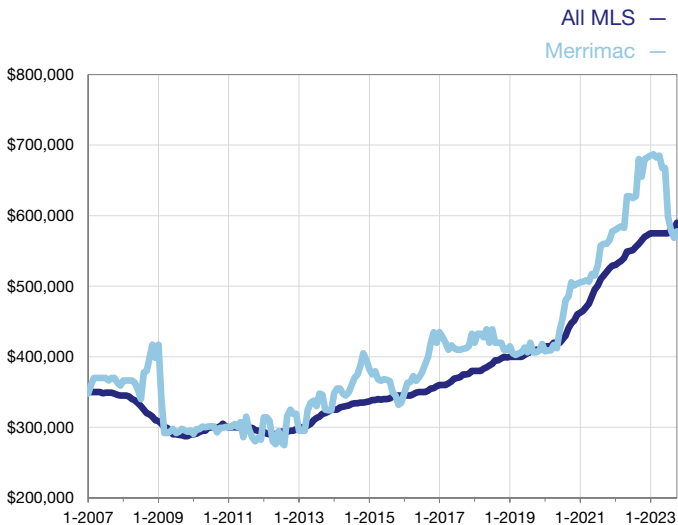
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	14	20	+ 42.9%
Closed Sales	1	4	+ 300.0%	12	24	+ 100.0%
Median Sales Price*	\$380,000	\$659,900	+ 73.7%	\$447,000	\$634,900	+ 42.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	49	71	+ 44.9%	25	30	+ 20.0%
Percent of Original List Price Received*	101.3%	104.4%	+ 3.1%	102.0%	102.2%	+ 0.2%
New Listings	2	2	0.0%	19	26	+ 36.8%

* 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

