

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	50	42	- 16.0%
Closed Sales	5	6	+ 20.0%	49	36	- 26.5%
Median Sales Price*	\$767,150	\$575,000	- 25.0%	\$685,000	\$561,250	- 18.1%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	3.3	+ 135.7%	--	--	--
Cumulative Days on Market Until Sale	55	26	- 52.7%	29	30	+ 3.4%
Percent of Original List Price Received*	99.3%	97.3%	- 2.0%	106.0%	100.8%	- 4.9%
New Listings	2	10	+ 400.0%	56	55	- 1.8%

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

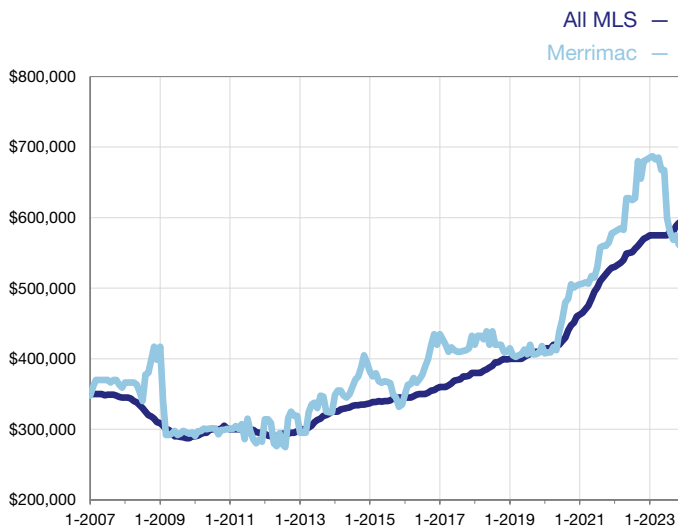
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	17	22	+ 29.4%
Closed Sales	1	2	+ 100.0%	13	26	+ 100.0%
Median Sales Price*	\$255,900	\$480,500	+ 87.8%	\$445,000	\$629,900	+ 41.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	6	29	+ 383.3%	24	30	+ 25.0%
Percent of Original List Price Received*	100.0%	99.2%	- 0.8%	101.9%	101.9%	0.0%
New Listings	2	2	0.0%	21	27	+ 28.6%

* 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

