

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	7	+ 600.0%	51	48	- 5.9%
Closed Sales	3	4	+ 33.3%	52	40	- 23.1%
Median Sales Price*	\$655,000	\$651,000	- 0.6%	\$682,500	\$568,750	- 16.7%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	79	42	- 46.8%	32	31	- 3.1%
Percent of Original List Price Received*	98.2%	101.2%	+ 3.1%	105.6%	100.8%	- 4.5%
New Listings	2	0	- 100.0%	58	55	- 5.2%

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

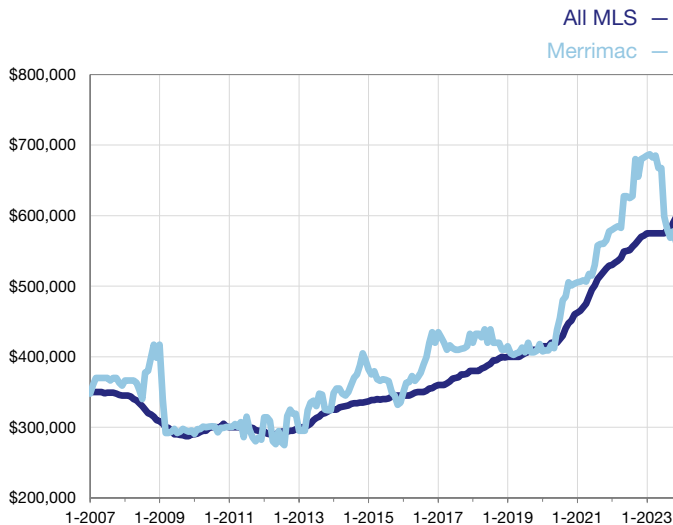
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	19	23	+ 21.1%
Closed Sales	3	1	- 66.7%	16	27	+ 68.8%
Median Sales Price*	\$449,100	\$450,000	+ 0.2%	\$447,000	\$629,900	+ 40.9%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	38	25	- 34.2%	27	30	+ 11.1%
Percent of Original List Price Received*	97.1%	100.0%	+ 3.0%	101.0%	101.9%	+ 0.9%
New Listings	1	0	- 100.0%	22	27	+ 22.7%

* 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

