

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Merrimac

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	1	- 80.0%	7	5	- 28.6%
Closed Sales	3	2	- 33.3%	3	8	+ 166.7%
Median Sales Price*	\$510,000	<b>\$667,500</b>	+ 30.9%	\$510,000	<b>\$565,000</b>	+ 10.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	51	137	+ 168.6%	51	61	+ 19.6%
Percent of Original List Price Received*	94.2%	87.8%	- 6.8%	94.2%	94.0%	- 0.2%
New Listings	1	3	+ 200.0%	6	3	- 50.0%

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

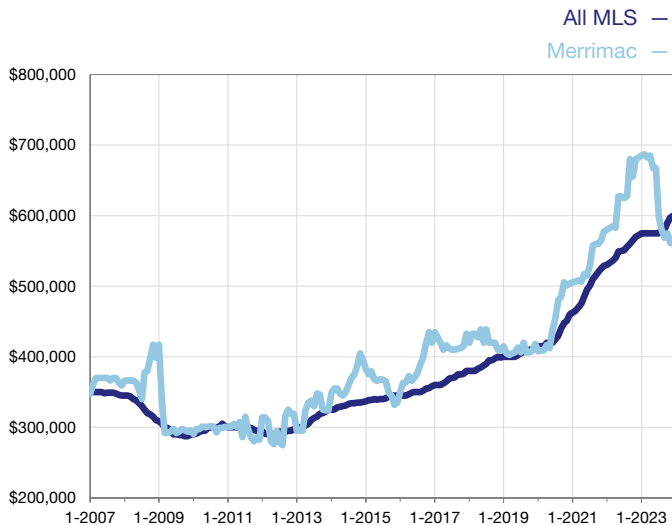
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	2	4	+ 100.0%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Median Sales Price*	\$602,500	<b>\$535,000</b>	- 11.2%	\$602,500	<b>\$535,000</b>	- 11.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	5	--	6	48	+ 700.0%
Percent of Original List Price Received*	100.4%	103.9%	+ 3.5%	100.6%	100.9%	+ 0.3%
New Listings	0	4	--	2	6	+ 200.0%

\* 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

