

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

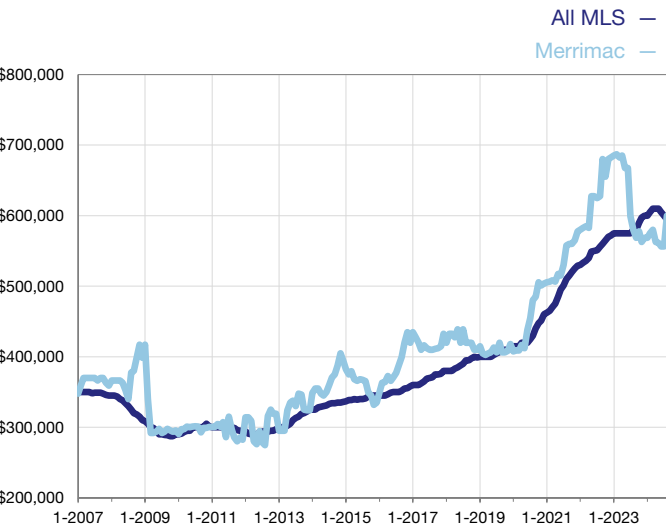
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	28	40	+ 42.9%
Closed Sales	3	6	+ 100.0%	25	42	+ 68.0%
Median Sales Price*	\$340,000	\$675,000	+ 98.5%	\$560,000	\$667,500	+ 19.2%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	33	29	- 12.1%
Percent of Original List Price Received*	109.0%	97.5%	- 10.6%	101.1%	100.5%	- 0.6%
New Listings	5	9	+ 80.0%	32	46	+ 43.8%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	17	14	- 17.6%
Closed Sales	0	2	--	17	15	- 11.8%
Median Sales Price*	\$0	\$584,000	--	\$619,900	\$526,000	- 15.1%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	13	--	20	24	+ 20.0%
Percent of Original List Price Received*	0.0%	102.3%	--	101.5%	102.0%	+ 0.5%
New Listings	2	0	- 100.0%	22	15	- 31.8%

* 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

