

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Merrimac

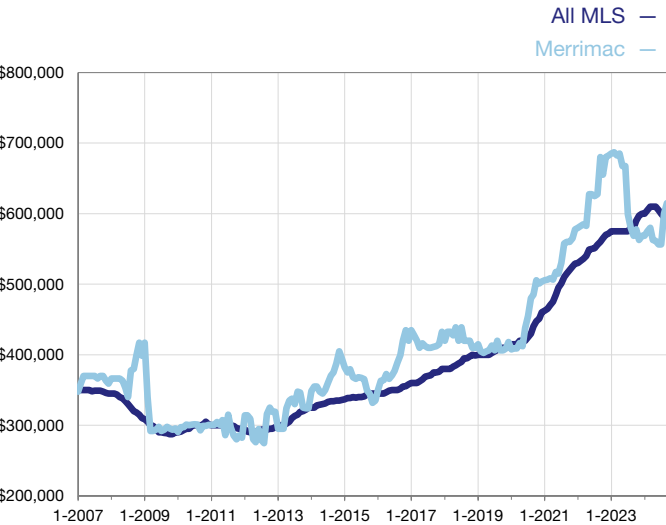
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	30	46	+ 53.3%
Closed Sales	4	4	0.0%	29	46	+ 58.6%
Median Sales Price*	\$556,250	\$827,500	+ 48.8%	\$560,000	\$675,000	+ 20.5%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	3.1	1.5	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	13	25	+ 92.3%	31	29	- 6.5%
Percent of Original List Price Received*	103.8%	103.8%	0.0%	101.5%	100.8%	- 0.7%
New Listings	6	6	0.0%	38	51	+ 34.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	18	14	- 22.2%
Closed Sales	3	1	- 66.7%	20	16	- 20.0%
Median Sales Price*	\$639,900	\$420,000	- 34.4%	\$624,900	\$513,000	- 17.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	38	23	- 39.5%	22	24	+ 9.1%
Percent of Original List Price Received*	103.2%	97.7%	- 5.3%	101.7%	101.7%	0.0%
New Listings	1	1	0.0%	23	16	- 30.4%

\* 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

