

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	36	52	+ 44.4%
Closed Sales	1	5	+ 400.0%	30	51	+ 70.0%
Median Sales Price*	\$699,000	\$615,000	- 12.0%	\$561,250	\$675,000	+ 20.3%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	31	28	- 9.7%
Percent of Original List Price Received*	100.0%	104.4%	+ 4.4%	101.5%	101.1%	- 0.4%
New Listings	7	5	- 28.6%	45	56	+ 24.4%

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

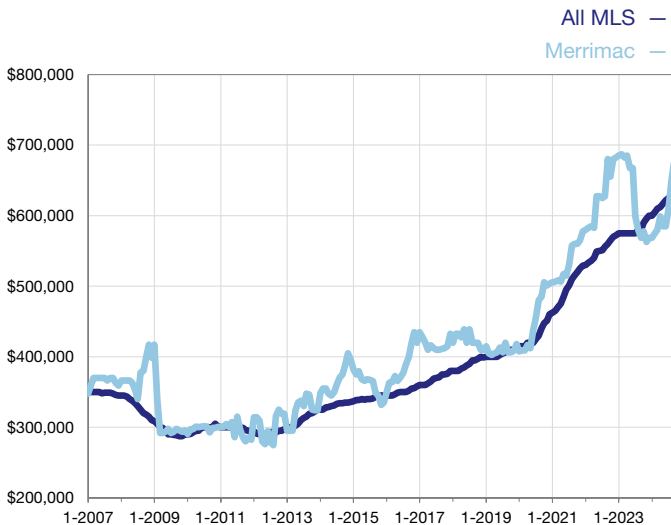
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	20	15	- 25.0%
Closed Sales	4	1	- 75.0%	24	17	- 29.2%
Median Sales Price*	\$659,900	\$445,000	- 32.6%	\$634,900	\$500,000	- 21.2%
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	71	26	- 63.4%	30	24	- 20.0%
Percent of Original List Price Received*	104.4%	100.0%	- 4.2%	102.2%	101.6%	- 0.6%
New Listings	2	0	- 100.0%	25	16	- 36.0%

* 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

