

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

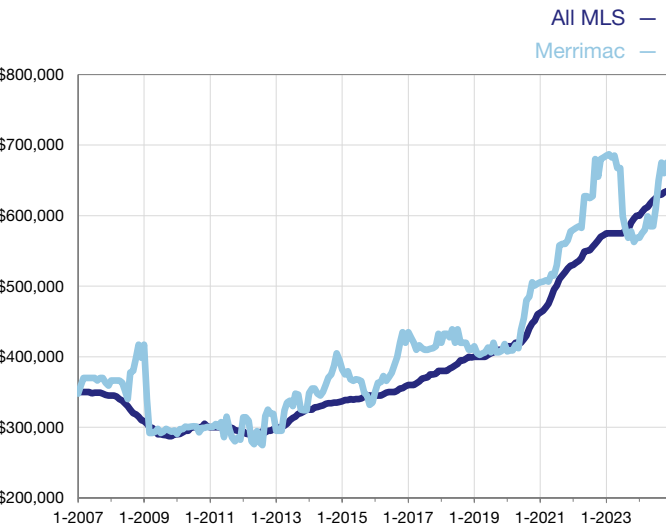
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	40	56	+ 40.0%
Closed Sales	6	5	- 16.7%	36	56	+ 55.6%
Median Sales Price*	\$575,000	\$800,000	+ 39.1%	\$561,250	\$675,000	+ 20.3%
Inventory of Homes for Sale	14	0	- 100.0%	--	--	--
Months Supply of Inventory	4.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	64	+ 146.2%	30	31	+ 3.3%
Percent of Original List Price Received*	97.3%	96.7%	- 0.6%	100.8%	100.7%	- 0.1%
New Listings	10	1	- 90.0%	55	56	+ 1.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	22	17	- 22.7%
Closed Sales	2	0	- 100.0%	26	17	- 34.6%
Median Sales Price*	\$480,500	\$0	- 100.0%	\$629,900	\$500,000	- 20.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	29	0	- 100.0%	30	24	- 20.0%
Percent of Original List Price Received*	99.2%	0.0%	- 100.0%	101.9%	101.6%	- 0.3%
New Listings	2	1	- 50.0%	27	18	- 33.3%

* 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

