

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

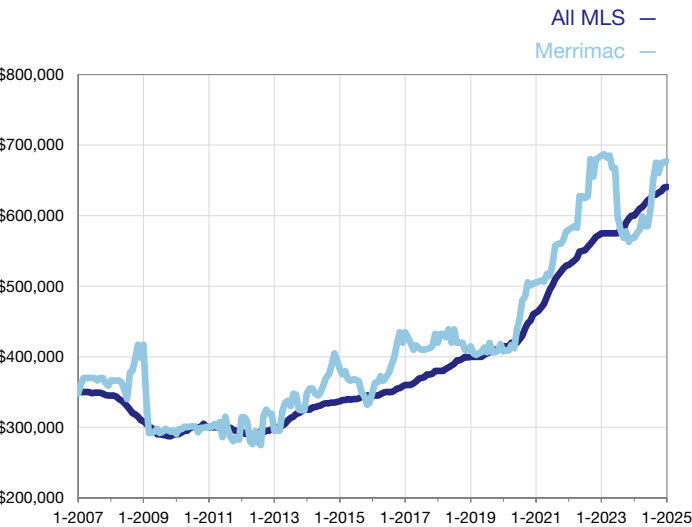
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	6	1	- 83.3%	6	1	- 83.3%
Median Sales Price*	\$565,000	\$550,000	- 2.7%	\$565,000	\$550,000	- 2.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	35	15	- 57.1%	35	15	- 57.1%
Percent of Original List Price Received*	96.1%	91.8%	- 4.5%	96.1%	91.8%	- 4.5%
New Listings	0	4	--	0	4	--

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$572,500	\$500,000	- 12.7%	\$572,500	\$500,000	- 12.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	70	12	- 82.9%	70	12	- 82.9%
Percent of Original List Price Received*	99.4%	108.7%	+ 9.4%	99.4%	108.7%	+ 9.4%
New Listings	2	1	- 50.0%	2	1	- 50.0%

* 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

