

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

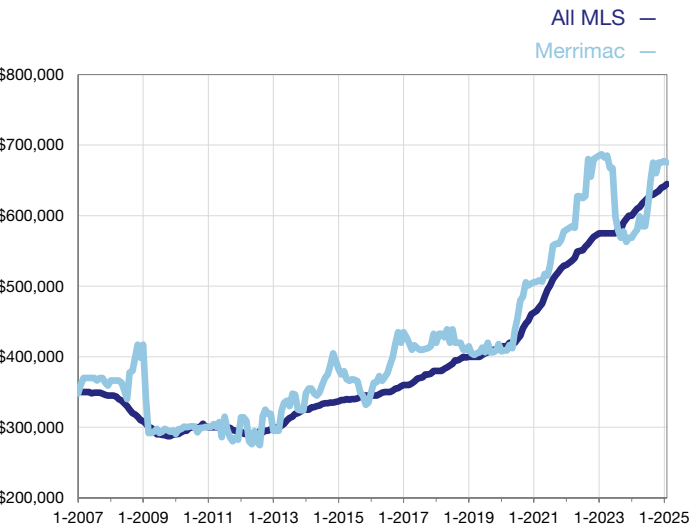
| Single-Family Properties | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 2 | + 100.0% | 5 | 5 | 0.0% |
| Closed Sales | 2 | 3 | + 50.0% | 8 | 4 | - 50.0% |
| Median Sales Price* | \$667,500 | \$415,000 | - 37.8% | \$565,000 | \$482,500 | - 14.6% |
| Inventory of Homes for Sale | 6 | 3 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 0.6 | - 62.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 137 | 15 | - 89.1% | 61 | 15 | - 75.4% |
| Percent of Original List Price Received* | 87.8% | 96.7% | + 10.1% | 94.0% | 95.5% | + 1.6% |
| New Listings | 3 | 4 | + 33.3% | 3 | 8 | + 166.7% |

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

| Condominium Properties | February | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 2 | 1 | - 50.0% | 3 | 1 | - 66.7% |
| Closed Sales | 1 | 0 | - 100.0% | 3 | 1 | - 66.7% |
| Median Sales Price* | \$535,000 | \$0 | - 100.0% | \$535,000 | \$500,000 | - 6.5% |
| 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 | 5 | 0 | - 100.0% | 48 | 12 | - 75.0% |
| Percent of Original List Price Received* | 103.9% | 0.0% | - 100.0% | 100.9% | 108.7% | + 7.7% |
| New Listings | 4 | 0 | - 100.0% | 6 | 1 | - 83.3% |

* 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

