

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Merrimac

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	57	51	- 10.5%
Closed Sales	5	5	0.0%	61	48	- 21.3%
Median Sales Price*	\$815,000	<b>\$645,000</b>	- 20.9%	\$675,000	<b>\$687,500</b>	+ 1.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	<b>0.7</b>	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	51	<b>39</b>	- 23.5%	32	<b>27</b>	- 15.6%
Percent of Original List Price Received*	93.8%	<b>95.9%</b>	+ 2.2%	100.2%	<b>99.0%</b>	- 1.2%
New Listings	1	2	+ 100.0%	57	61	+ 7.0%

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

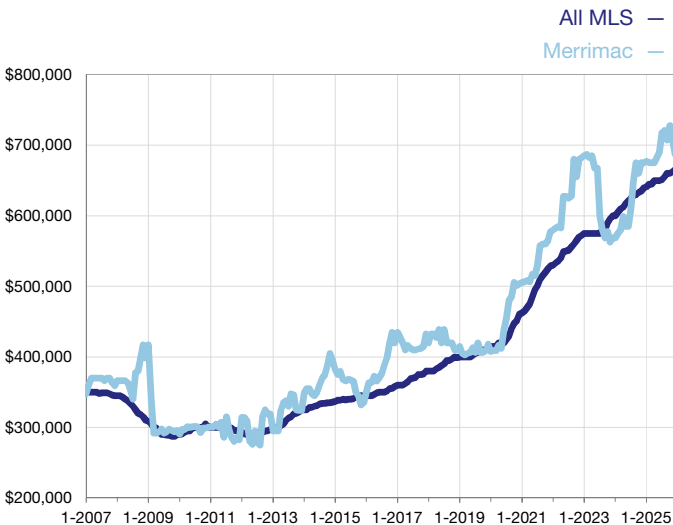
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	18	8	- 55.6%
Closed Sales	2	0	- 100.0%	19	9	- 52.6%
Median Sales Price*	\$515,000	<b>\$0</b>	- 100.0%	\$500,000	<b>\$440,000</b>	- 12.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>0.8</b>	--	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	24	<b>27</b>	+ 12.5%
Percent of Original List Price Received*	97.4%	<b>0.0%</b>	- 100.0%	101.2%	<b>103.0%</b>	+ 1.8%
New Listings	1	0	- 100.0%	19	11	- 42.1%

\* 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

