

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Merrimac

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	2	0.0%	5	2	- 60.0%
Closed Sales	3	1	- 66.7%	4	5	+ 25.0%
Median Sales Price*	\$415,000	<b>\$760,000</b>	+ 83.1%	\$482,500	<b>\$590,000</b>	+ 22.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.2</b>	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	15	<b>34</b>	+ 126.7%	15	<b>35</b>	+ 133.3%
Percent of Original List Price Received*	96.7%	<b>98.1%</b>	+ 1.4%	95.5%	<b>98.4%</b>	+ 3.0%
New Listings	4	0	- 100.0%	8	0	- 100.0%

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

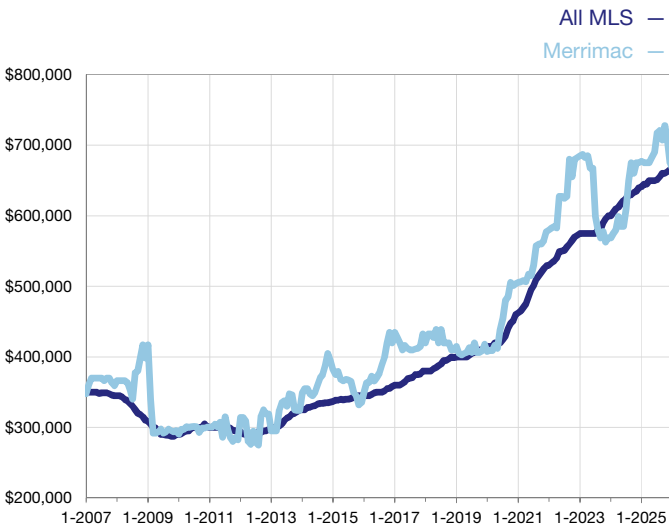
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$500,000	<b>\$350,000</b>	- 30.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	12	<b>67</b>	+ 458.3%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	108.7%	<b>87.5%</b>	- 19.5%
New Listings	0	0	--	1	1	0.0%

\* 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

