

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

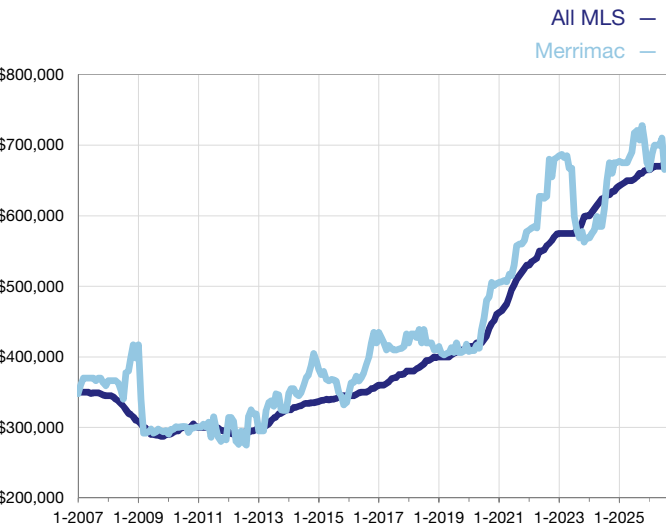
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	32	27	- 15.6%
Closed Sales	5	4	- 20.0%	28	24	- 14.3%
Median Sales Price*	\$656,000	\$685,000	+ 4.4%	\$718,000	\$710,000	- 1.1%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	39	63	+ 61.5%	26	47	+ 80.8%
Percent of Original List Price Received*	101.4%	91.6%	- 9.7%	100.1%	96.8%	- 3.3%
New Listings	4	5	+ 25.0%	39	32	- 17.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	0	1	--	6	5	- 16.7%
Median Sales Price*	\$0	\$500,000	--	\$437,750	\$460,000	+ 5.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	0	78	--	16	56	+ 250.0%
Percent of Original List Price Received*	0.0%	90.9%	--	103.3%	94.8%	- 8.2%
New Listings	0	2	--	7	7	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

