

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Merrimac

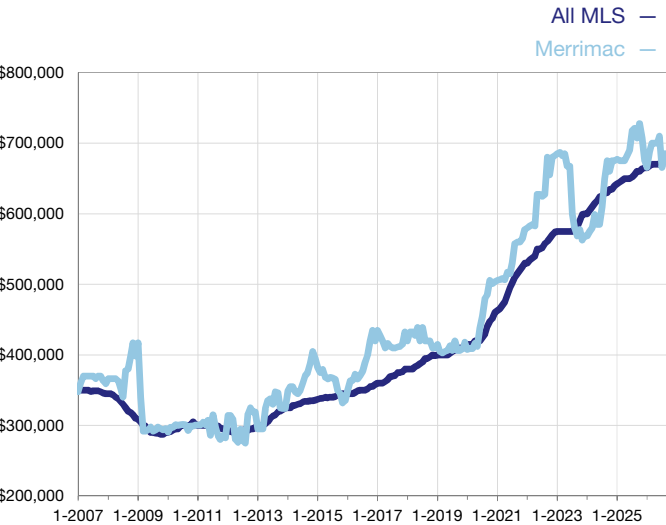
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	35	32	- 8.6%
Closed Sales	5	6	+ 20.0%	33	30	- 9.1%
Median Sales Price*	\$600,000	\$679,500	+ 13.3%	\$715,000	\$699,500	- 2.2%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	25	39	+ 56.0%	26	46	+ 76.9%
Percent of Original List Price Received*	98.3%	98.2%	- 0.1%	99.8%	97.1%	- 2.7%
New Listings	11	7	- 36.4%	50	38	- 24.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	6	6	0.0%
Closed Sales	1	0	- 100.0%	7	5	- 28.6%
Median Sales Price*	\$432,500	\$0	- 100.0%	\$435,500	\$460,000	+ 5.6%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.7	4.0	+ 471.4%	--	--	--
Cumulative Days on Market Until Sale	126	0	- 100.0%	31	56	+ 80.6%
Percent of Original List Price Received*	96.1%	0.0%	- 100.0%	102.2%	94.8%	- 7.2%
New Listings	0	3	--	7	10	+ 42.9%

* 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

