Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Merrimac

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**5**	- 44.4%	44	**36**	- 18.2%
Closed Sales	5	**2**	- 60.0%	38	**32**	- 15.8%
Median Sales Price*	$799,900	**$827,750**	+ 3.5%	$718,000	**$706,750**	- 1.6%
Inventory of Homes for Sale	9	**4**	- 55.6%	--	--	--
Months Supply of Inventory	2.2	**1.0**	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	19	**29**	+ 52.6%	25	**45**	+ 80.0%
Percent of Original List Price Received*	100.8%	**101.6%**	+ 0.8%	100.0%	**97.4%**	- 2.6%
New Listings	6	**2**	- 66.7%	56	**40**	- 28.6%

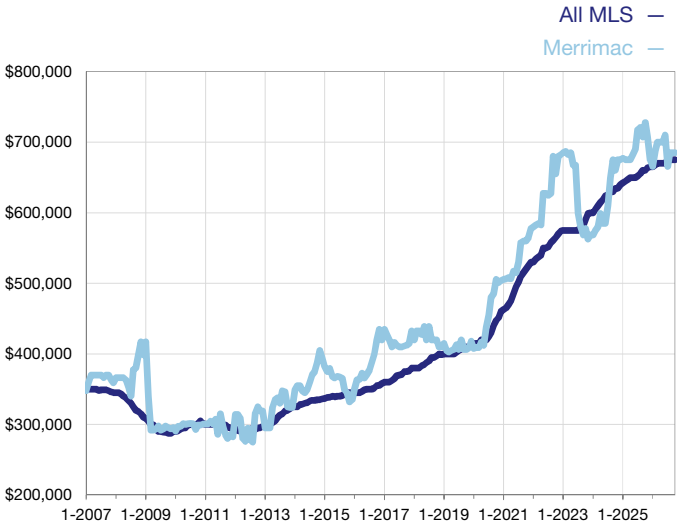
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

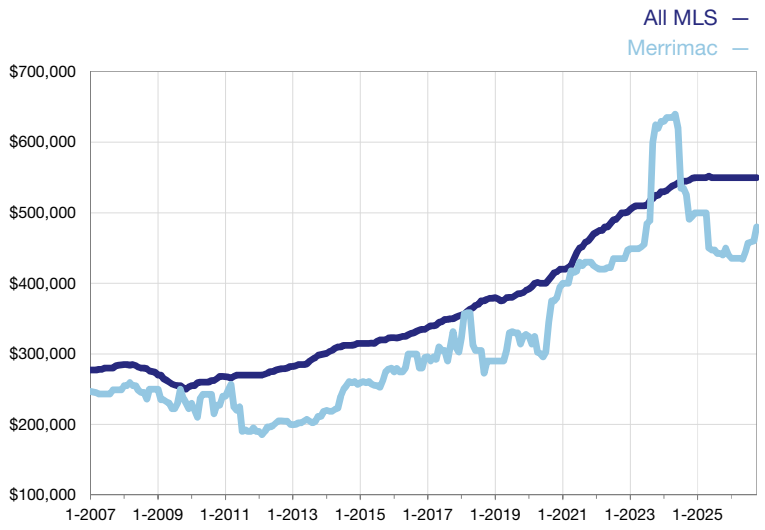
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	7	**6**	- 14.3%
Closed Sales	0	**1**	--	7	**6**	- 14.3%
Median Sales Price*	$0	**$699,000**	--	$435,500	**$480,000**	+ 10.2%
Inventory of Homes for Sale	3	**7**	+ 133.3%	--	--	--
Months Supply of Inventory	2.1	**7.0**	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	0	**20**	--	31	**50**	+ 61.3%
Percent of Original List Price Received*	0.0%	**100.0%**	--	102.2%	**95.7%**	- 6.4%
New Listings	4	**3**	- 25.0%	11	**13**	+ 18.2%

* 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



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