

Merrimac 01860

ZIP code · MA · Massachusetts > Essex County

BALANCED MARKET

\$729K

MEDIAN SALE PRICE

+31.3%

1-YR CHANGE

63

SALES (12 MO)

\$659K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

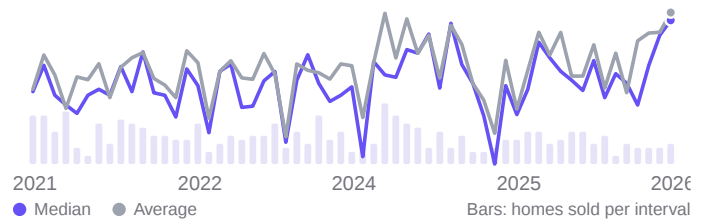
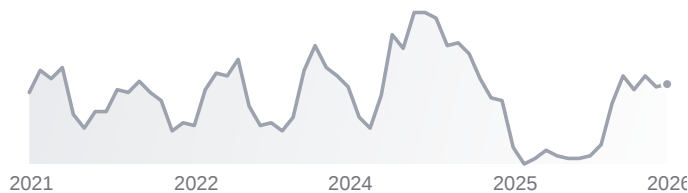
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$812K · Average \$844K

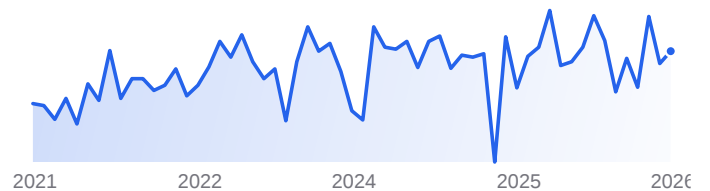
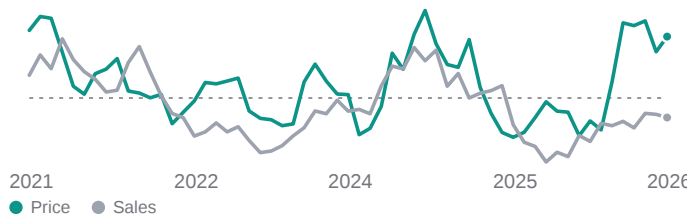


Growth (year over year)

Price +31.3% · Sales -10.0%

Price per square foot

\$322/ft²

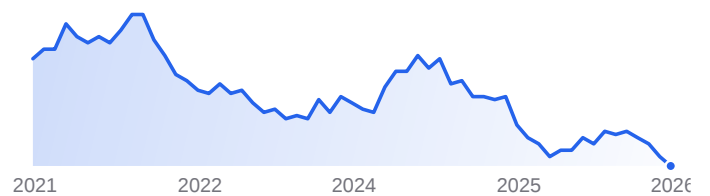
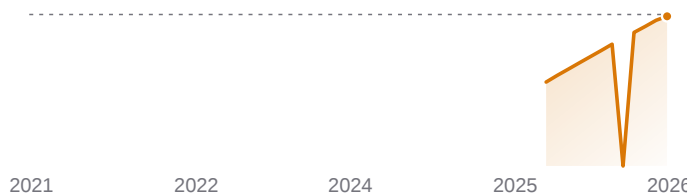


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

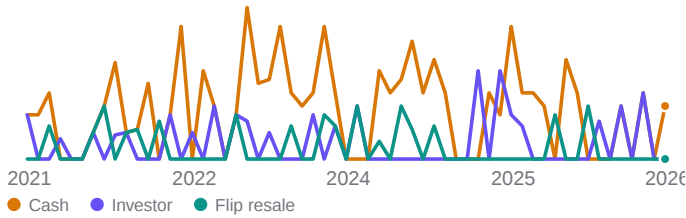
3.0%



BUYERS & OUTCOMES

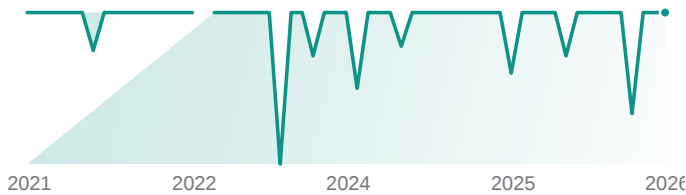
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



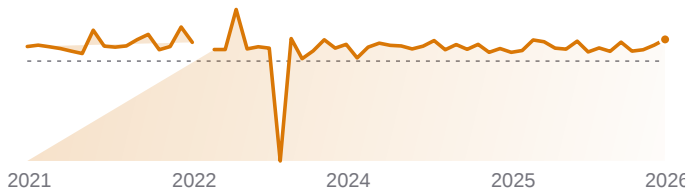
Sellers who sold at a gain

100%

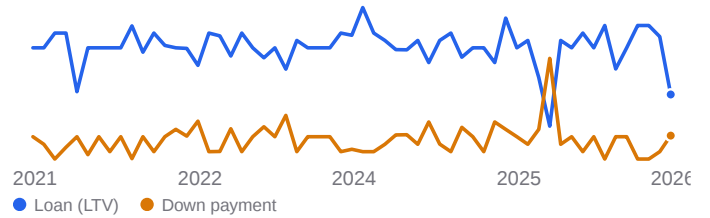


Median annualized return at resale

+8.0%

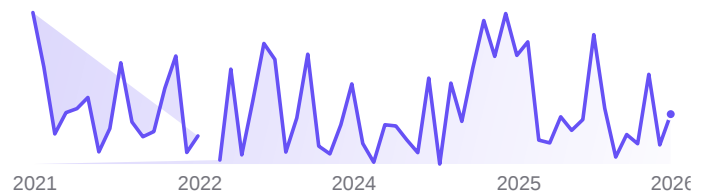


Financing (share of purchase price) Loan (LTV) 49% · Down payment 21%



Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,133
Median value (AVM)	\$659K
Median size	1,938 ft²
Median bedrooms	3
Median year built	1984
Single family	79%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	89%
Company owned	21%
Median loan-to-value	45%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	6,895
Density	759 / mi²
Median household income	\$112K
Average household income	\$115K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	95
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.