

# Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkley

### Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	5	- 37.5%	45	39	- 13.3%
Closed Sales	4	10	+ 150.0%	27	37	+ 37.0%
Median Sales Price*	\$362,000	<b>\$394,750</b>	+ 9.0%	\$355,000	<b>\$372,500</b>	+ 4.9%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	4.7	3.5	- 25.5%	--	--	--
Cumulative Days on Market Until Sale	25	46	+ 84.0%	76	110	+ 44.7%
Percent of Original List Price Received*	102.4%	<b>98.7%</b>	- 3.6%	98.2%	<b>97.1%</b>	- 1.1%
New Listings	15	3	- 80.0%	61	59	- 3.3%

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

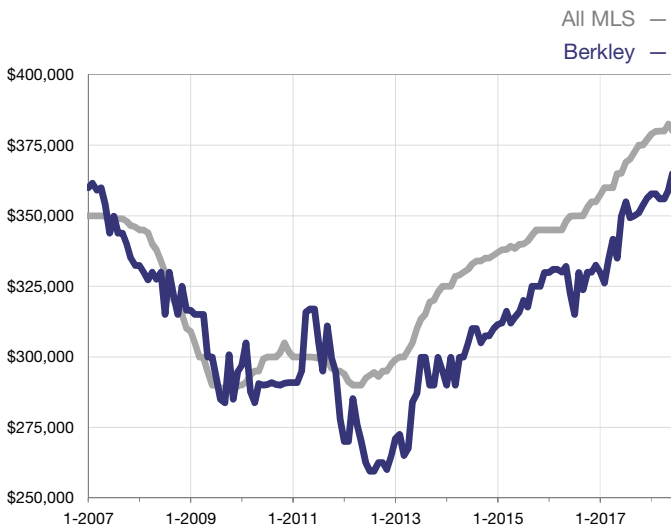
### Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
New Listings	0	0	--	0	0	--

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

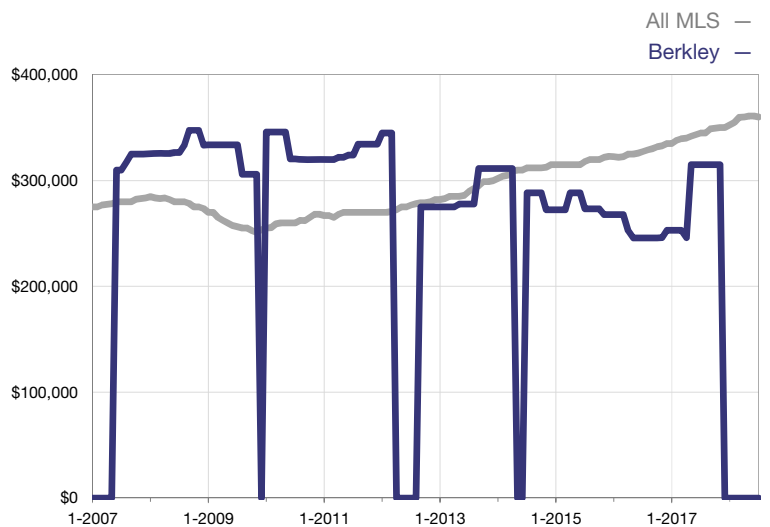
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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