

Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	2	- 75.0%	60	47	- 21.7%
Closed Sales	7	7	0.0%	50	52	+ 4.0%
Median Sales Price*	\$370,000	\$410,000	+ 10.8%	\$353,700	\$373,750	+ 5.7%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	4.6	4.1	- 10.9%	--	--	--
Cumulative Days on Market Until Sale	32	98	+ 206.3%	55	98	+ 78.2%
Percent of Original List Price Received*	99.2%	92.8%	- 6.5%	98.8%	96.5%	- 2.3%
New Listings	8	5	- 37.5%	85	76	- 10.6%

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

Condominium Properties

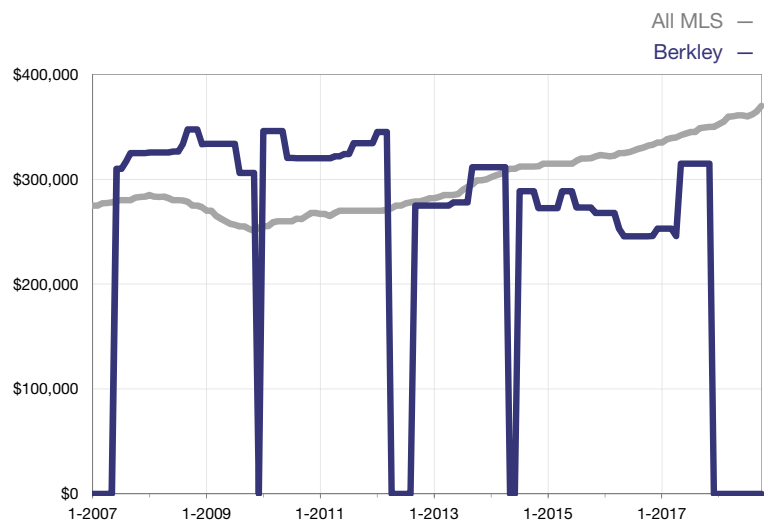
Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--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