

# Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkley

### Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	5	+ 25.0%	63	77	+ 22.2%
Closed Sales	7	4	- 42.9%	60	60	0.0%
Median Sales Price*	\$350,000	<b>\$517,000</b>	+ 47.7%	\$400,000	<b>\$451,500</b>	+ 12.9%
Inventory of Homes for Sale	25	4	- 84.0%	--	--	--
Months Supply of Inventory	4.3	<b>0.7</b>	- 83.7%	--	--	--
Cumulative Days on Market Until Sale	35	15	- 57.1%	52	64	+ 23.1%
Percent of Original List Price Received*	96.4%	<b>99.6%</b>	+ 3.3%	98.0%	<b>99.1%</b>	+ 1.1%
New Listings	8	6	- 25.0%	91	74	- 18.7%

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

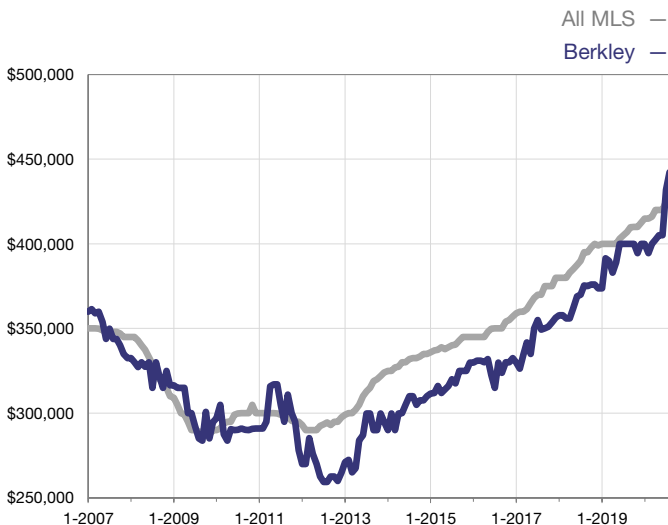
### Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	2	--	1	7	+ 600.0%
Closed Sales	1	0	- 100.0%	1	6	+ 500.0%
Median Sales Price*	\$300,000	<b>\$0</b>	- 100.0%	\$300,000	<b>\$377,250</b>	+ 25.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	48	57	+ 18.8%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	100.0%	<b>97.6%</b>	- 2.4%
New Listings	0	2	--	3	7	+ 133.3%

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

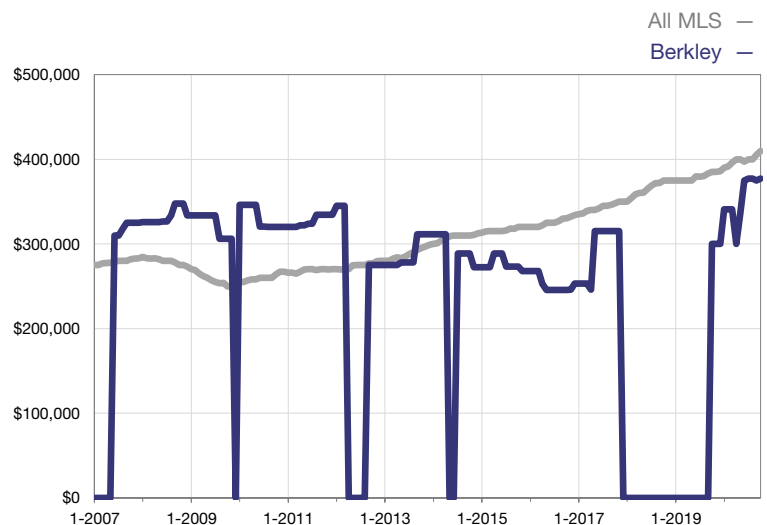
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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