

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	29	39	+ 34.5%
Closed Sales	6	7	+ 16.7%	30	35	+ 16.7%
Median Sales Price*	\$534,250	\$580,000	+ 8.6%	\$507,500	\$565,000	+ 11.3%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	23	17	- 26.1%	25	31	+ 24.0%
Percent of Original List Price Received*	109.6%	102.6%	- 6.4%	104.3%	102.0%	- 2.2%
New Listings	5	4	- 20.0%	37	50	+ 35.1%

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

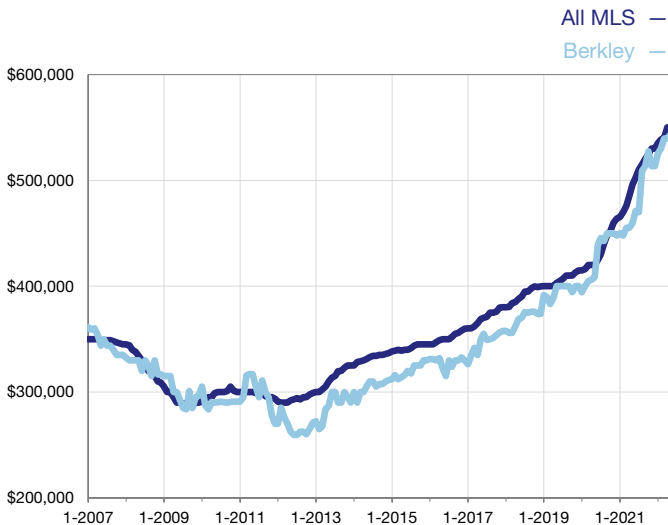
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$425,000	\$0	- 100.0%	\$382,500	\$450,000	+ 17.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	15	8	- 46.7%
Percent of Original List Price Received*	109.0%	0.0%	- 100.0%	106.2%	109.8%	+ 3.4%
New Listings	1	1	0.0%	4	3	- 25.0%

* 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

