

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	1	- 83.3%	57	57	0.0%
Closed Sales	5	4	- 20.0%	57	61	+ 7.0%
Median Sales Price*	\$425,000	\$622,500	+ 46.5%	\$513,500	\$565,000	+ 10.0%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--
Cumulative Days on Market Until Sale	20	59	+ 195.0%	30	37	+ 23.3%
Percent of Original List Price Received*	102.1%	93.0%	- 8.9%	102.2%	100.1%	- 2.1%
New Listings	2	3	+ 50.0%	64	74	+ 15.6%

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

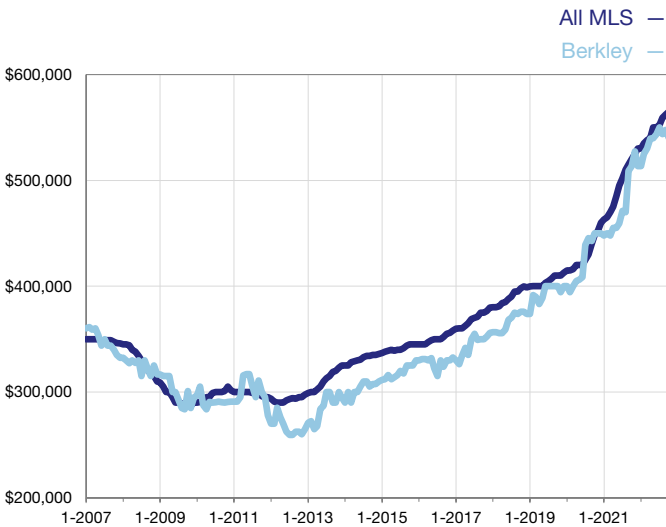
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	4	3	- 25.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$407,500	\$542,500	+ 33.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	15	16	+ 6.7%
Percent of Original List Price Received*	0.0%	0.0%	--	106.4%	103.2%	- 3.0%
New Listings	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

