

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	0	- 100.0%	39	34	- 12.8%
Closed Sales	1	4	+ 300.0%	37	39	+ 5.4%
Median Sales Price*	\$605,000	\$791,750	+ 30.9%	\$686,800	\$650,000	- 5.4%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	20	58	+ 190.0%	35	39	+ 11.4%
Percent of Original List Price Received*	112.1%	97.5%	- 13.0%	102.7%	99.9%	- 2.7%
New Listings	4	0	- 100.0%	49	40	- 18.4%

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

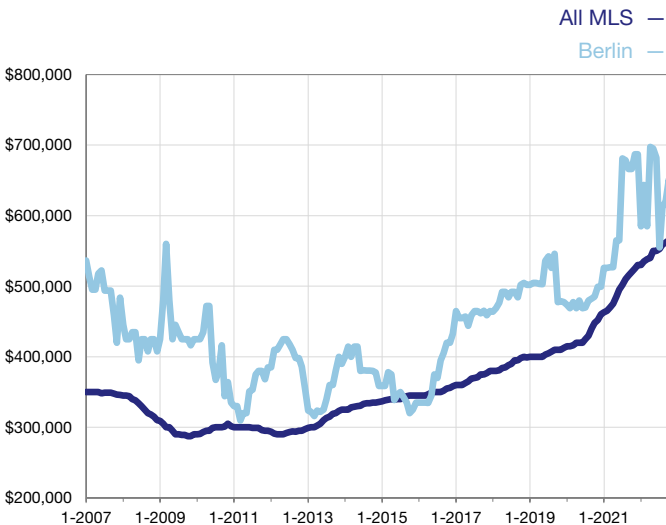
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	24	21	- 12.5%
Closed Sales	1	4	+ 300.0%	11	32	+ 190.9%
Median Sales Price*	\$650,000	\$501,489	- 22.8%	\$440,000	\$527,000	+ 19.8%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	7	59	+ 742.9%	39	67	+ 71.8%
Percent of Original List Price Received*	102.4%	107.9%	+ 5.4%	98.2%	107.6%	+ 9.6%
New Listings	0	0	--	24	20	- 16.7%

* 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

