

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	1	- 50.0%	19	15	- 21.1%
Closed Sales	2	3	+ 50.0%	13	18	+ 38.5%
Median Sales Price*	\$514,500	\$469,000	- 8.8%	\$500,000	\$551,596	+ 10.3%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	4.3	2.8	- 34.9%	--	--	--
Cumulative Days on Market Until Sale	27	17	- 37.0%	35	63	+ 80.0%
Percent of Original List Price Received*	82.6%	99.3%	+ 20.2%	97.5%	99.9%	+ 2.5%
New Listings	5	1	- 80.0%	32	23	- 28.1%

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

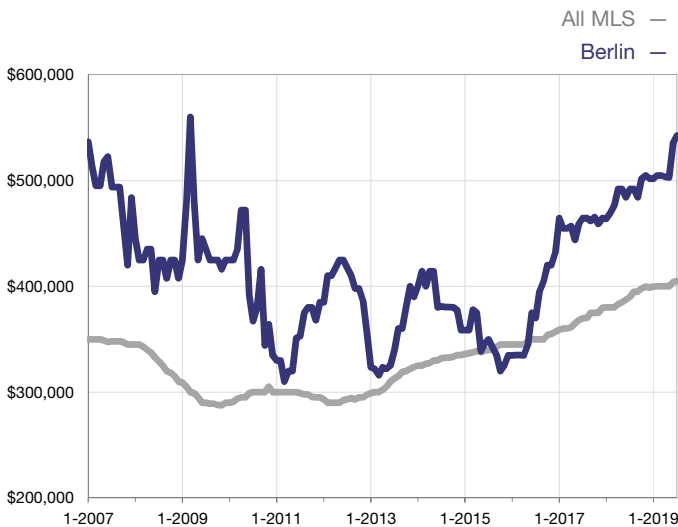
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	0	- 100.0%	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$179,000	\$0	- 100.0%	\$289,500	\$378,500	+ 30.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	29	32	+ 10.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	97.7%	97.4%	- 0.3%
New Listings	0	0	--	3	5	+ 66.7%

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

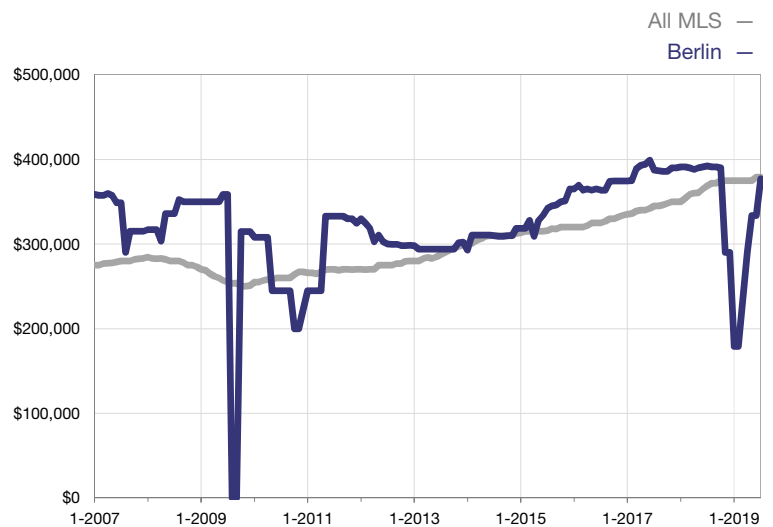
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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