

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	12	+ 50.0%	51	63	+ 23.5%
Closed Sales	10	10	0.0%	49	41	- 16.3%
Median Sales Price*	\$420,000	\$476,250	+ 13.4%	\$405,000	\$453,000	+ 11.9%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	4.0	2.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	60	37	- 38.3%	57	76	+ 33.3%
Percent of Original List Price Received*	98.3%	97.8%	- 0.5%	98.1%	98.8%	+ 0.7%
New Listings	11	13	+ 18.2%	71	63	- 11.3%

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

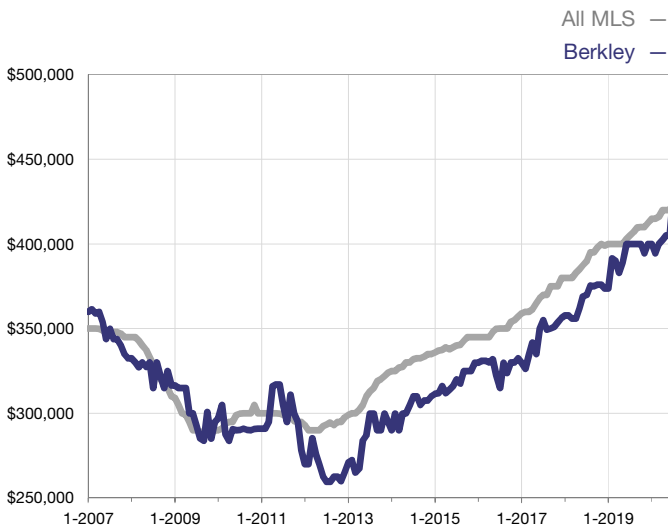
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	1	5	+ 400.0%
Closed Sales	0	0	--	0	5	--
Median Sales Price*	\$0	\$0	--	\$0	\$379,500	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	60	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	97.8%	--
New Listings	0	0	--	2	5	+ 150.0%

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

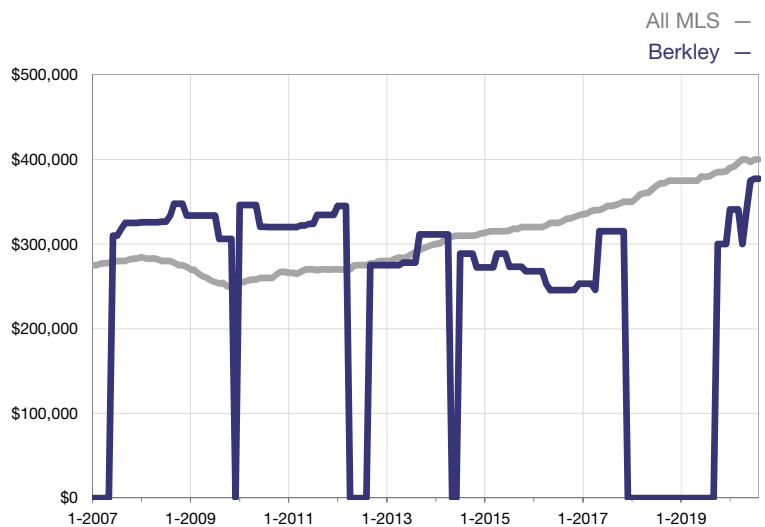
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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