Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Berlin

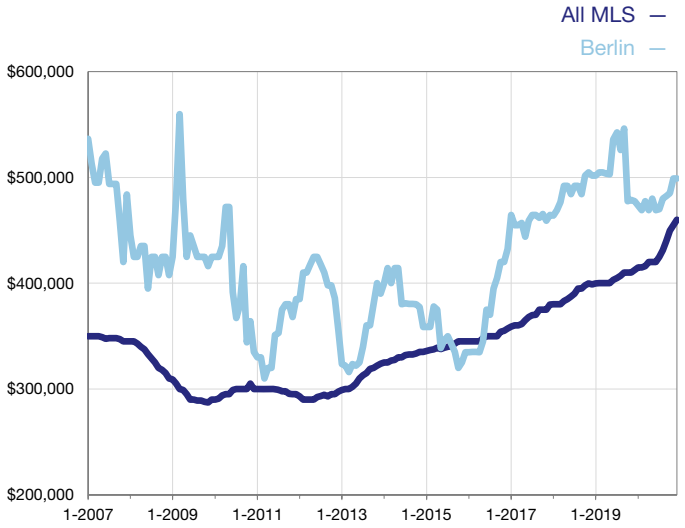
Single-Family Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**2**	--	23	**33**	+ 43.5%
Closed Sales	3	**1**	- 66.7%	29	**29**	0.0%
Median Sales Price*	$385,000	**$410,000**	+ 6.5%	$477,500	**$499,000**	+ 4.5%
Inventory of Homes for Sale	4	**5**	+ 25.0%	--	--	--
Months Supply of Inventory	1.4	**1.9**	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	57	**71**	+ 24.6%	73	**59**	- 19.2%
Percent of Original List Price Received*	98.3%	**87.4%**	- 11.1%	99.1%	**99.2%**	+ 0.1%
New Listings	0	**0**	--	35	**41**	+ 17.1%

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

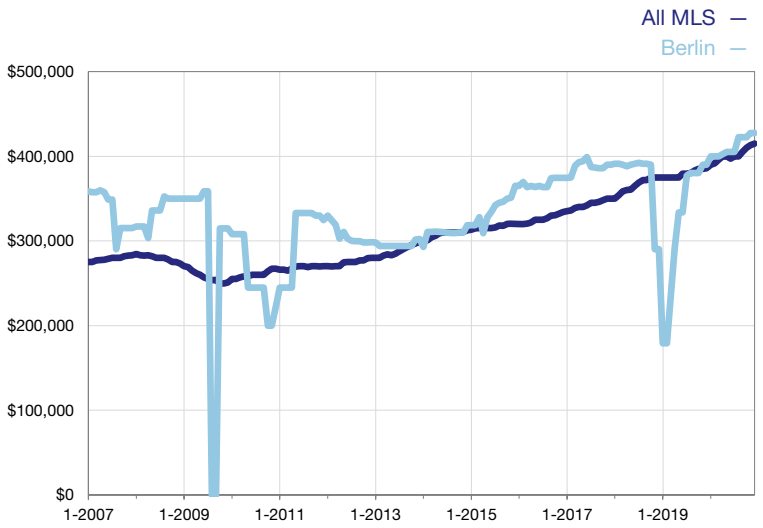
Condominium Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	5	**3**	- 40.0%
Closed Sales	0	**0**	--	6	**2**	- 66.7%
Median Sales Price*	$0	**$0**	--	$389,950	**$427,500**	+ 9.6%
Inventory of Homes for Sale	0	**6**	--	--	--	--
Months Supply of Inventory	0.0	**6.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	28	**10**	- 64.3%
Percent of Original List Price Received*	0.0%	**0.0%**	--	97.7%	**100.6%**	+ 3.0%
New Listings	0	**1**	--	7	**12**	+ 71.4%

* 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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