

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	4	- 33.3%	25	15	- 40.0%
Closed Sales	6	5	- 16.7%	20	12	- 40.0%
Median Sales Price*	\$444,500	\$486,816	+ 9.5%	\$444,500	\$455,450	+ 2.5%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	120	45	- 62.5%	102	31	- 69.6%
Percent of Original List Price Received*	97.5%	104.9%	+ 7.6%	98.0%	100.7%	+ 2.8%
New Listings	4	5	+ 25.0%	19	18	- 5.3%

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

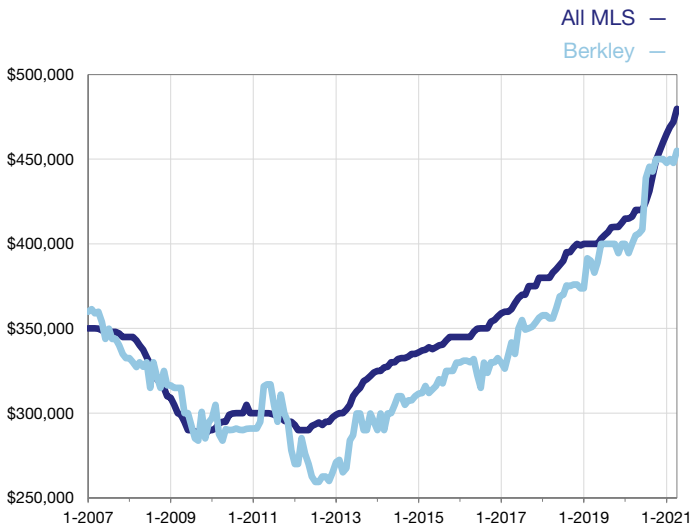
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$279,900	\$340,000	+ 21.5%	\$330,675	\$340,000	+ 2.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	34	16	- 52.9%	93	16	- 82.8%
Percent of Original List Price Received*	98.2%	103.3%	+ 5.2%	95.8%	103.3%	+ 7.8%
New Listings	1	0	- 100.0%	3	1	- 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

