

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 4 | 3 | - 25.0% | 11 | 11 | 0.0% |
| Closed Sales | 4 | 2 | - 50.0% | 7 | 9 | + 28.6% |
| Median Sales Price* | \$473,500 | \$412,500 | - 12.9% | \$499,000 | \$650,000 | + 30.3% |
| Inventory of Homes for Sale | 7 | 6 | - 14.3% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 2.3 | - 17.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 57 | 15 | - 73.7% | 82 | 58 | - 29.3% |
| Percent of Original List Price Received* | 101.4% | 105.6% | + 4.1% | 105.0% | 98.5% | - 6.2% |
| New Listings | 3 | 5 | + 66.7% | 16 | 15 | - 6.3% |

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

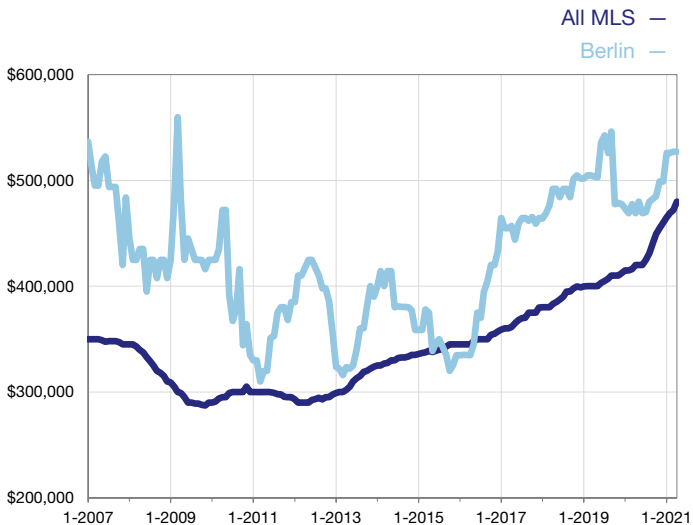
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------|------------------|----------|--------------|------------------|----------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 0 | 0 | -- | 1 | 4 | + 300.0% |
| Closed Sales | 0 | 1 | -- | 1 | 4 | + 300.0% |
| Median Sales Price* | \$0 | \$429,900 | -- | \$405,000 | \$374,950 | - 7.4% |
| 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 | 0 | 26 | -- | 12 | 60 | + 400.0% |
| Percent of Original List Price Received* | 0.0% | 100.0% | -- | 101.3% | 96.4% | - 4.8% |
| New Listings | 0 | 0 | -- | 3 | 2 | - 33.3% |

* 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

