

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	3	- 25.0%	29	18	- 37.9%
Closed Sales	1	7	+ 600.0%	21	19	- 9.5%
Median Sales Price*	\$480,555	\$650,000	+ 35.3%	\$450,000	\$471,000	+ 4.7%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	288	18	- 93.8%	111	26	- 76.6%
Percent of Original List Price Received*	104.5%	106.4%	+ 1.8%	98.3%	102.8%	+ 4.6%
New Listings	9	7	- 22.2%	28	25	- 10.7%

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

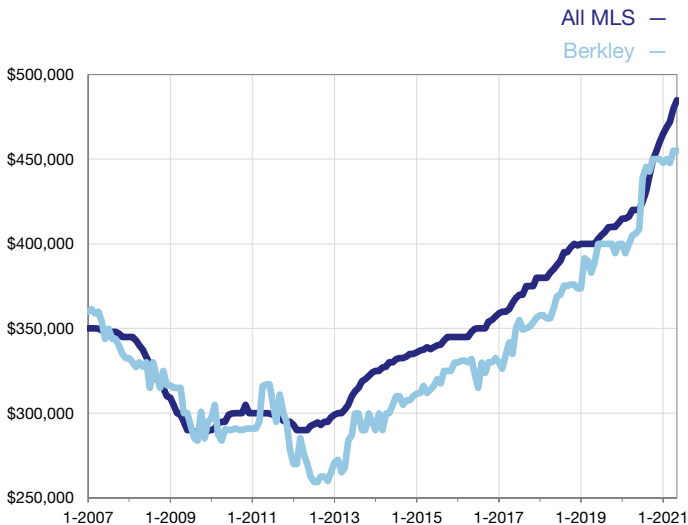
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$375,000	\$340,000	- 9.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	68	16	- 76.5%
Percent of Original List Price Received*	97.4%	0.0%	- 100.0%	96.3%	103.3%	+ 7.3%
New Listings	1	0	- 100.0%	4	1	- 75.0%

* 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

