

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berlin

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	6	+ 200.0%	13	17	+ 30.8%
Closed Sales	2	3	+ 50.0%	9	12	+ 33.3%
Median Sales Price*	\$422,750	<b>\$700,000</b>	+ 65.6%	\$499,000	<b>\$668,400</b>	+ 33.9%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.6	1.1	- 69.4%	--	--	--
Cumulative Days on Market Until Sale	29	11	- 62.1%	70	46	- 34.3%
Percent of Original List Price Received*	96.9%	<b>101.9%</b>	+ 5.2%	103.2%	<b>99.4%</b>	- 3.7%
New Listings	5	4	- 20.0%	21	19	- 9.5%

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

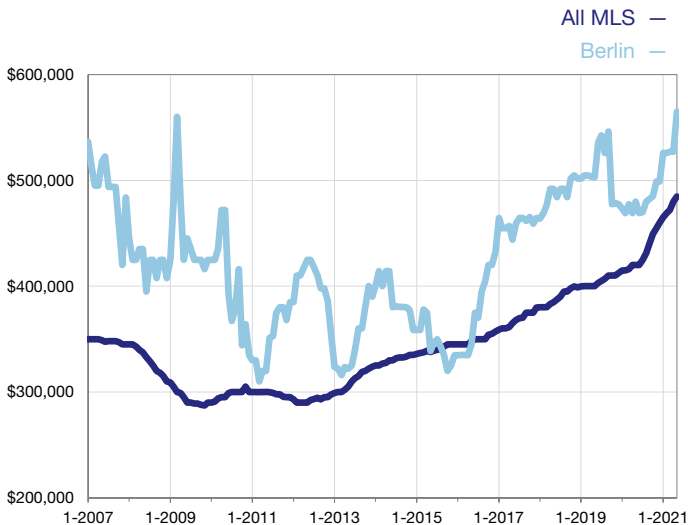
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	1	7	+ 600.0%
Closed Sales	0	1	--	1	5	+ 400.0%
Median Sales Price*	\$0	<b>\$388,500</b>	--	\$405,000	<b>\$388,500</b>	- 4.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	1.0	2.7	+ 170.0%	--	--	--
Cumulative Days on Market Until Sale	0	96	--	12	67	+ 458.3%
Percent of Original List Price Received*	0.0%	<b>92.5%</b>	--	101.3%	<b>95.7%</b>	- 5.5%
New Listings	0	4	--	3	6	+ 100.0%

\* 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

