

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	5	- 16.7%	19	22	+ 15.8%
Closed Sales	2	2	0.0%	11	14	+ 27.3%
Median Sales Price*	\$582,450	\$870,000	+ 49.4%	\$499,000	\$668,400	+ 33.9%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	3.6	1.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	32	49	+ 53.1%	63	46	- 27.0%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	102.4%	99.3%	- 3.0%
New Listings	8	7	- 12.5%	29	26	- 10.3%

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

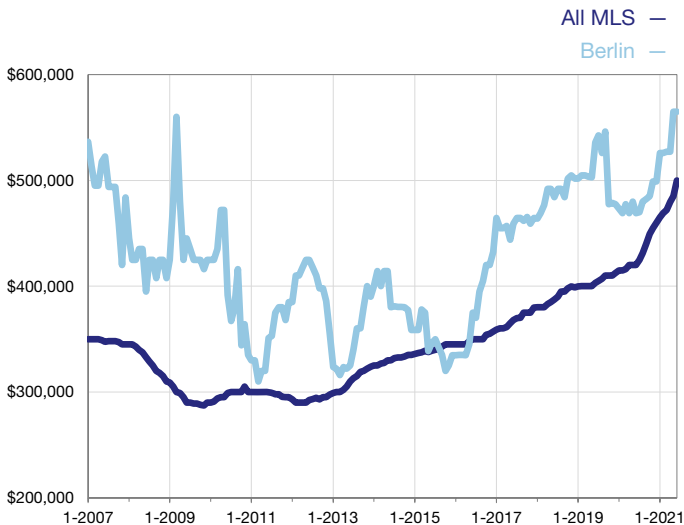
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	1	8	+ 700.0%
Closed Sales	0	0	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$0	--	\$405,000	\$388,500	- 4.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	12	67	+ 458.3%
Percent of Original List Price Received*	0.0%	0.0%	--	101.3%	95.7%	- 5.5%
New Listings	1	0	- 100.0%	4	6	+ 50.0%

* 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

