

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	7	6	- 14.3%
Closed Sales	1	2	+ 100.0%	6	3	- 50.0%
Median Sales Price*	\$460,000	\$625,500	+ 36.0%	\$456,000	\$476,000	+ 4.4%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	102	51	- 50.0%	28	41	+ 46.4%
Percent of Original List Price Received*	83.6%	97.6%	+ 16.7%	104.5%	95.9%	- 8.2%
New Listings	5	5	0.0%	5	6	+ 20.0%

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

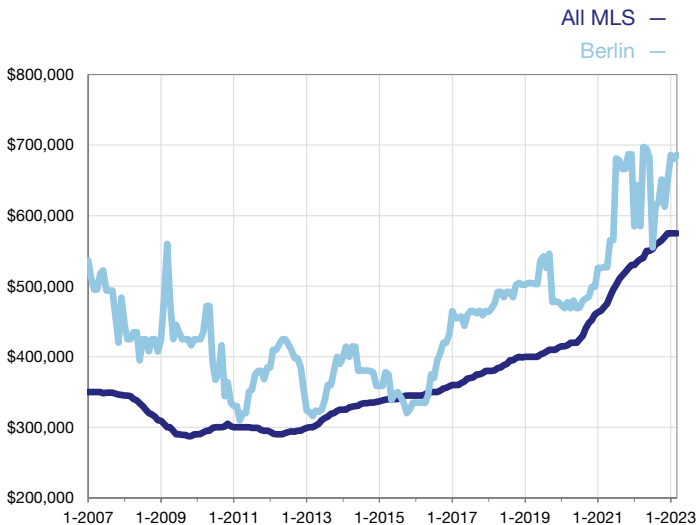
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	5	5	0.0%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$480,000	\$739,787	+ 54.1%	\$480,000	\$754,000	+ 57.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--
Cumulative Days on Market Until Sale	24	105	+ 337.5%	24	70	+ 191.7%
Percent of Original List Price Received*	106.7%	105.8%	- 0.8%	106.7%	109.1%	+ 2.2%
New Listings	5	8	+ 60.0%	6	8	+ 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

