

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkley

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	16	15	- 6.3%
Closed Sales	2	8	+ 300.0%	20	15	- 25.0%
Median Sales Price*	\$632,500	<b>\$562,500</b>	- 11.1%	\$545,500	<b>\$547,000</b>	+ 0.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	36	57	+ 58.3%
Percent of Original List Price Received*	102.3%	97.5%	- 4.7%	100.6%	94.9%	- 5.7%
New Listings	9	5	- 44.4%	25	14	- 44.0%

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

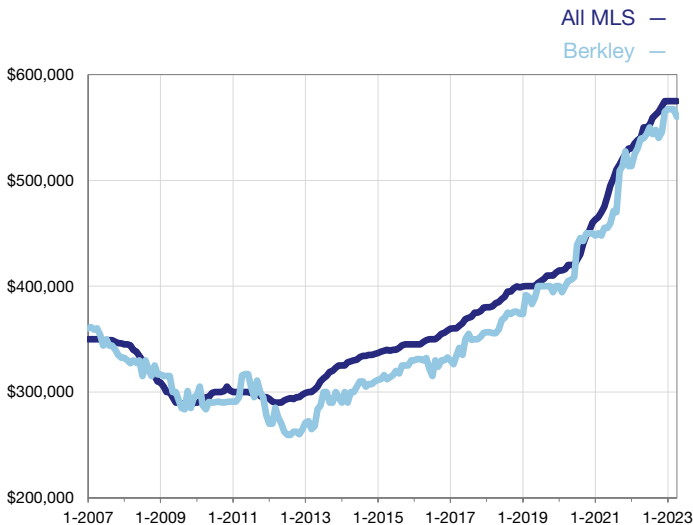
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$450,000	<b>\$0</b>	- 100.0%	\$450,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	8	0	- 100.0%	8	0	- 100.0%
Percent of Original List Price Received*	109.8%	0.0%	- 100.0%	109.8%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 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

