

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	10	9	- 10.0%
Closed Sales	4	0	- 100.0%	10	3	- 70.0%
Median Sales Price*	\$1,057,500	\$0	- 100.0%	\$640,000	\$476,000	- 25.6%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	79	0	- 100.0%	48	41	- 14.6%
Percent of Original List Price Received*	93.8%	0.0%	- 100.0%	100.2%	95.9%	- 4.3%
New Listings	4	4	0.0%	9	10	+ 11.1%

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

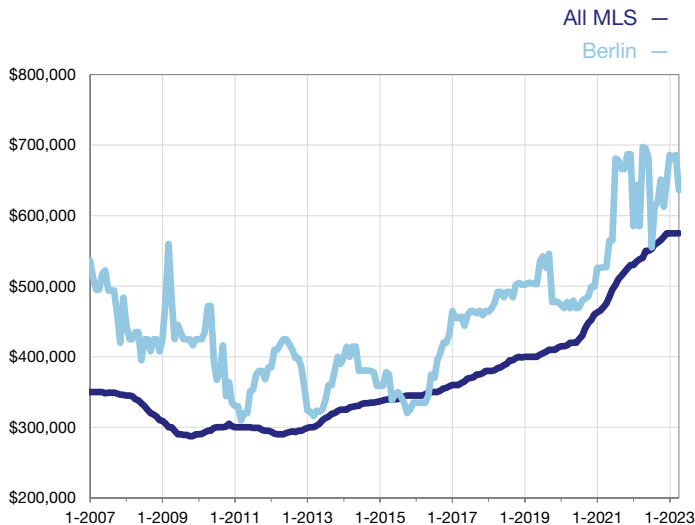
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	6	6	0.0%
Closed Sales	0	2	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$497,500	--	\$480,000	\$725,573	+ 51.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--
Cumulative Days on Market Until Sale	0	3	--	24	43	+ 79.2%
Percent of Original List Price Received*	0.0%	107.1%	--	106.7%	108.3%	+ 1.5%
New Listings	1	0	- 100.0%	7	8	+ 14.3%

* 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

