

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	24	22	- 8.3%
Closed Sales	4	2	- 50.0%	24	17	- 29.2%
Median Sales Price*	\$671,500	\$612,000	- 8.9%	\$558,000	\$550,000	- 1.4%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	2.1	0.2	- 90.5%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	34	53	+ 55.9%
Percent of Original List Price Received*	104.7%	106.2%	+ 1.4%	101.3%	96.2%	- 5.0%
New Listings	13	3	- 76.9%	36	17	- 52.8%

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

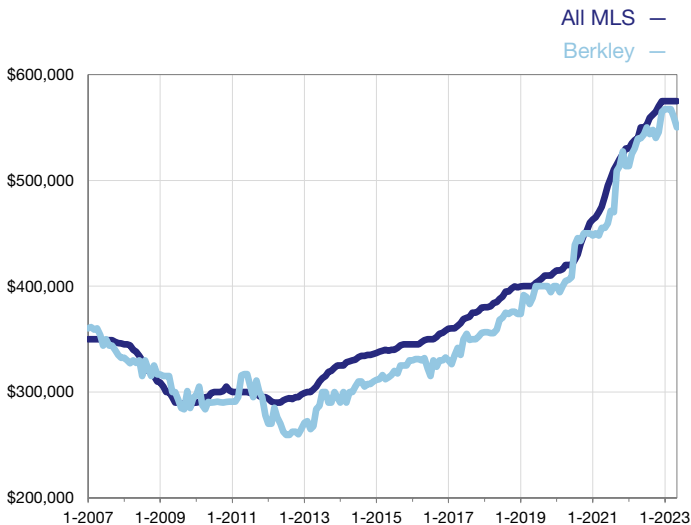
Condominium Properties

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

* 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

