

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berlin

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	12	12	0.0%
Closed Sales	0	4	--	10	7	- 30.0%
Median Sales Price*	\$0	<b>\$622,975</b>	--	\$640,000	<b>\$476,000</b>	- 25.6%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	2.9	0.3	- 89.7%	--	--	--
Cumulative Days on Market Until Sale	0	78	--	48	62	+ 29.2%
Percent of Original List Price Received*	0.0%	<b>107.3%</b>	--	100.2%	<b>102.4%</b>	+ 2.2%
New Listings	6	3	- 50.0%	15	11	- 26.7%

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

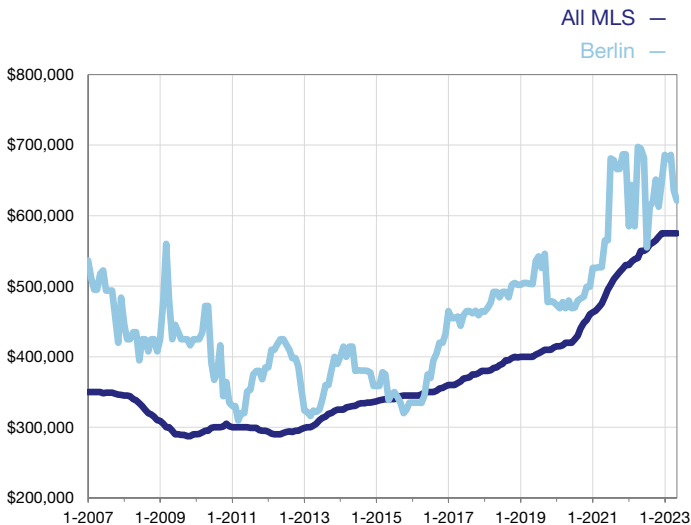
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	8	9	+ 12.5%
Closed Sales	11	2	- 81.8%	12	7	- 41.7%
Median Sales Price*	\$525,930	<b>\$639,993</b>	+ 21.7%	\$522,965	<b>\$725,573</b>	+ 38.7%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--
Cumulative Days on Market Until Sale	90	124	+ 37.8%	85	66	- 22.4%
Percent of Original List Price Received*	105.6%	<b>106.9%</b>	+ 1.2%	105.7%	<b>107.9%</b>	+ 2.1%
New Listings	2	6	+ 200.0%	9	14	+ 55.6%

\* 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

