

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	31	25	- 19.4%
Closed Sales	4	5	+ 25.0%	28	22	- 21.4%
Median Sales Price*	\$714,500	\$625,000	- 12.5%	\$565,000	\$559,500	- 1.0%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	37	42	+ 13.5%	34	50	+ 47.1%
Percent of Original List Price Received*	104.9%	98.6%	- 6.0%	101.8%	96.8%	- 4.9%
New Listings	8	6	- 25.0%	44	23	- 47.7%

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

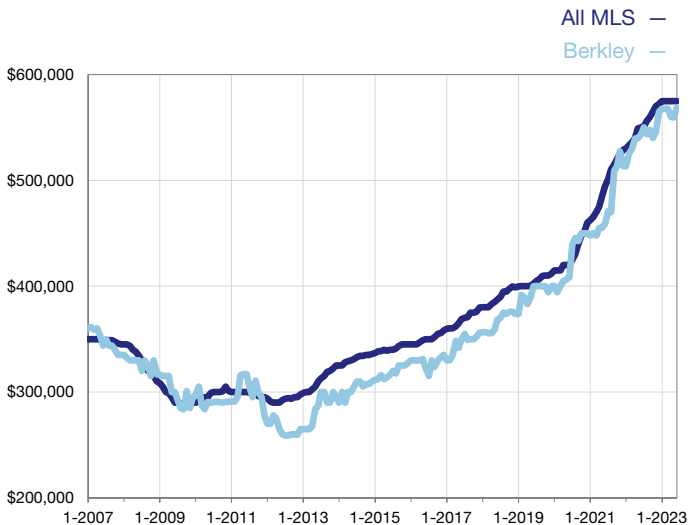
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$519,900	--	\$450,000	\$519,900	+ 15.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	16	--	8	16	+ 100.0%
Percent of Original List Price Received*	0.0%	100.0%	--	109.8%	100.0%	- 8.9%
New Listings	1	2	+ 100.0%	2	3	+ 50.0%

* 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

