

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	15	16	+ 6.7%
Closed Sales	4	3	- 25.0%	14	10	- 28.6%
Median Sales Price*	\$455,000	\$575,000	+ 26.4%	\$540,000	\$562,500	+ 4.2%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	3.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	36	25	- 30.6%	45	51	+ 13.3%
Percent of Original List Price Received*	94.1%	108.0%	+ 14.8%	98.5%	104.1%	+ 5.7%
New Listings	3	2	- 33.3%	18	14	- 22.2%

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

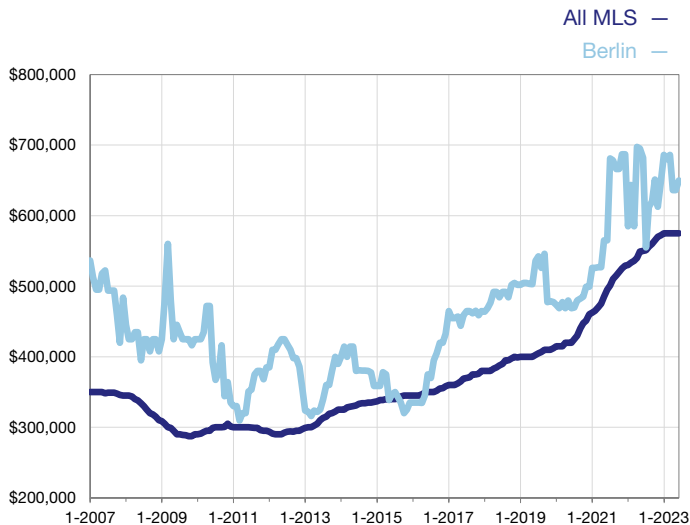
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	12	10	- 16.7%
Closed Sales	2	3	+ 50.0%	14	10	- 28.6%
Median Sales Price*	\$588,040	\$732,500	+ 24.6%	\$526,015	\$729,037	+ 38.6%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	0	117	--	73	81	+ 11.0%
Percent of Original List Price Received*	109.1%	100.4%	- 8.0%	106.2%	105.7%	- 0.5%
New Listings	7	1	- 85.7%	16	15	- 6.3%

* 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

