

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	37	28	- 24.3%
Closed Sales	8	4	- 50.0%	36	26	- 27.8%
Median Sales Price*	\$615,000	\$608,000	- 1.1%	\$570,750	\$559,500	- 2.0%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	123	+ 583.3%	30	62	+ 106.7%
Percent of Original List Price Received*	102.3%	102.1%	- 0.2%	101.9%	97.6%	- 4.2%
New Listings	3	7	+ 133.3%	47	30	- 36.2%

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

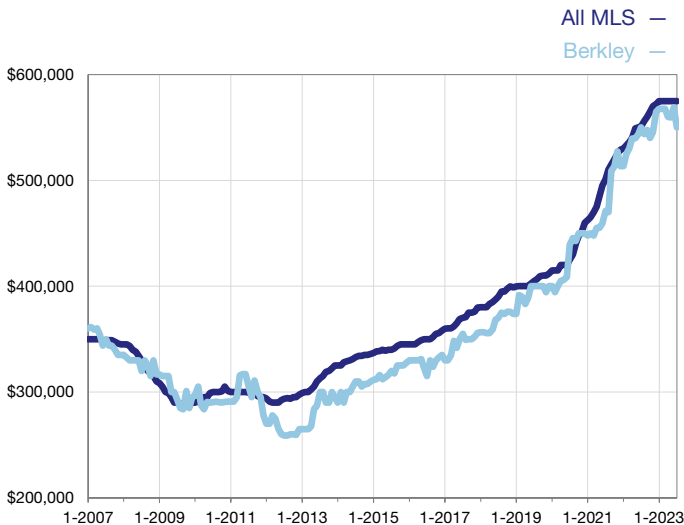
Condominium Properties

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

