

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	18	19	+ 5.6%
Closed Sales	4	2	- 50.0%	18	12	- 33.3%
Median Sales Price*	\$620,000	\$1,017,500	+ 64.1%	\$555,000	\$625,000	+ 12.6%
Inventory of Homes for Sale	11	0	- 100.0%	--	--	--
Months Supply of Inventory	3.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	141	+ 442.3%	41	66	+ 61.0%
Percent of Original List Price Received*	98.6%	94.0%	- 4.7%	98.5%	102.4%	+ 4.0%
New Listings	6	3	- 50.0%	24	17	- 29.2%

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

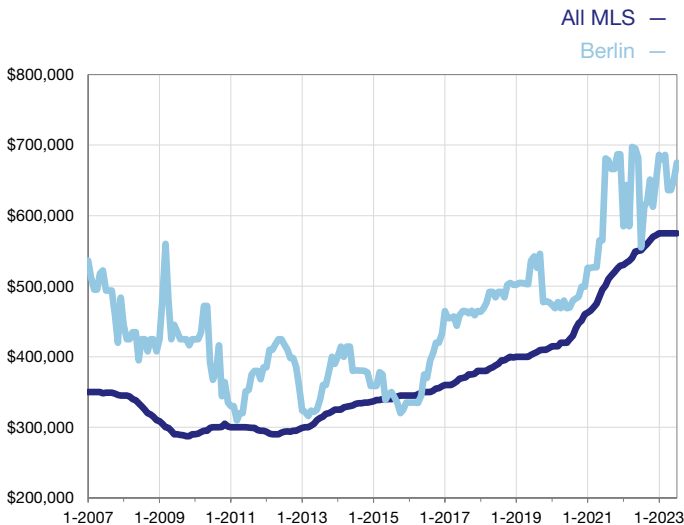
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	13	11	- 15.4%
Closed Sales	5	0	- 100.0%	19	10	- 47.4%
Median Sales Price*	\$523,850	\$0	- 100.0%	\$525,930	\$729,037	+ 38.6%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	66	0	- 100.0%	71	81	+ 14.1%
Percent of Original List Price Received*	104.7%	0.0%	- 100.0%	105.8%	105.7%	- 0.1%
New Listings	0	0	--	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

