

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkley

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	42	33	- 21.4%
Closed Sales	7	3	- 57.1%	43	29	- 32.6%
Median Sales Price*	\$500,000	<b>\$560,000</b>	+ 12.0%	\$551,000	<b>\$560,000</b>	+ 1.6%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.8	<b>1.8</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>30</b>	- 6.3%	31	<b>58</b>	+ 87.1%
Percent of Original List Price Received*	101.2%	<b>98.4%</b>	- 2.8%	101.8%	<b>97.7%</b>	- 4.0%
New Listings	6	4	- 33.3%	53	34	- 35.8%

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

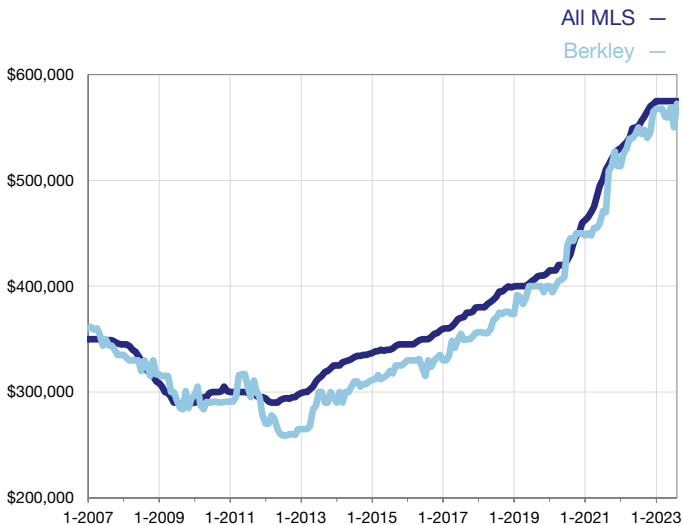
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Median Sales Price*	\$542,500	<b>\$508,000</b>	- 6.4%	\$496,250	<b>\$519,900</b>	+ 4.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	22	<b>18</b>	- 18.2%	15	<b>17</b>	+ 13.3%
Percent of Original List Price Received*	98.8%	<b>100.7%</b>	+ 1.9%	104.3%	<b>100.4%</b>	- 3.7%
New Listings	0	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

