

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berlin

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	0	- 100.0%	24	19	- 20.8%
Closed Sales	5	6	+ 20.0%	23	18	- 21.7%
Median Sales Price*	\$708,000	<b>\$785,000</b>	+ 10.9%	\$620,000	<b>\$740,000</b>	+ 19.4%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	42	27	- 35.7%	41	53	+ 29.3%
Percent of Original List Price Received*	101.9%	<b>100.2%</b>	- 1.7%	99.2%	<b>101.7%</b>	+ 2.5%
New Listings	4	0	- 100.0%	28	17	- 39.3%

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

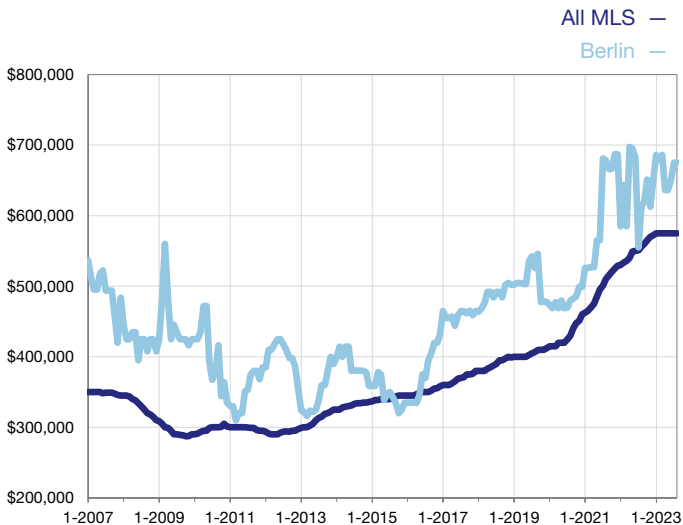
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	15	13	- 13.3%
Closed Sales	4	3	- 25.0%	23	13	- 43.5%
Median Sales Price*	\$543,450	<b>\$640,050</b>	+ 17.8%	\$526,100	<b>\$695,000</b>	+ 32.1%
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	69	214	+ 210.1%	71	112	+ 57.7%
Percent of Original List Price Received*	107.7%	<b>101.1%</b>	- 6.1%	106.1%	<b>104.6%</b>	- 1.4%
New Listings	2	2	0.0%	18	17	- 5.6%

\* 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

