

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	46	35	- 23.9%
Closed Sales	6	4	- 33.3%	49	33	- 32.7%
Median Sales Price*	\$545,450	\$495,950	- 9.1%	\$551,000	\$550,000	- 0.2%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	53	22	- 58.5%	33	54	+ 63.6%
Percent of Original List Price Received*	95.0%	104.0%	+ 9.5%	101.0%	98.4%	- 2.6%
New Listings	4	4	0.0%	57	38	- 33.3%

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

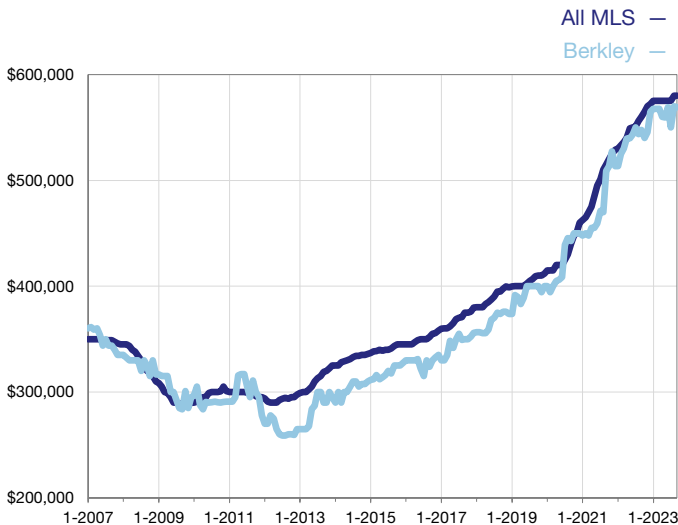
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$555,000	\$0	- 100.0%	\$542,500	\$519,900	- 4.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	16	17	+ 6.3%
Percent of Original List Price Received*	100.9%	0.0%	- 100.0%	103.2%	100.4%	- 2.7%
New Listings	0	1	--	3	4	+ 33.3%

* 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

