

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berlin

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	26	20	- 23.1%
Closed Sales	4	2	- 50.0%	27	20	- 25.9%
Median Sales Price*	\$623,450	<b>\$872,500</b>	+ 39.9%	\$620,000	<b>\$765,000</b>	+ 23.4%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	3.9	<b>0.7</b>	- 82.1%	--	--	--
Cumulative Days on Market Until Sale	25	<b>13</b>	- 48.0%	39	<b>49</b>	+ 25.6%
Percent of Original List Price Received*	99.7%	<b>101.3%</b>	+ 1.6%	99.3%	<b>101.6%</b>	+ 2.3%
New Listings	7	<b>3</b>	- 57.1%	35	<b>20</b>	- 42.9%

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

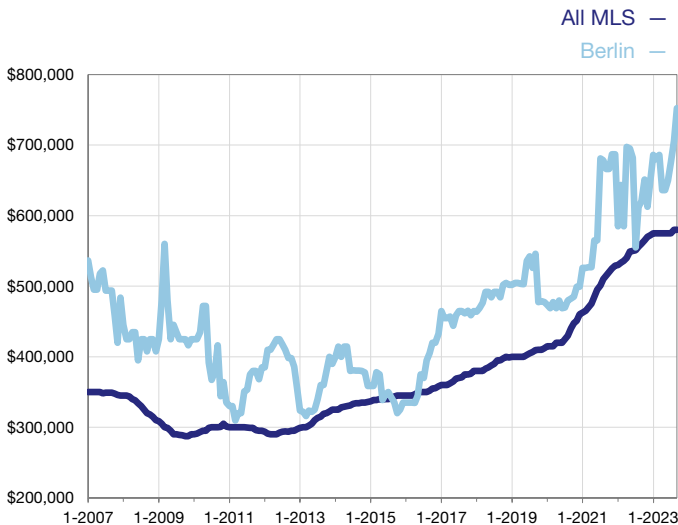
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	17	14	- 17.6%
Closed Sales	2	1	- 50.0%	25	14	- 44.0%
Median Sales Price*	\$614,050	<b>\$585,000</b>	- 4.7%	\$526,100	<b>\$667,525</b>	+ 26.9%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.2	<b>3.0</b>	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	78	<b>21</b>	- 73.1%	71	<b>105</b>	+ 47.9%
Percent of Original List Price Received*	114.5%	<b>101.7%</b>	- 11.2%	106.8%	<b>104.4%</b>	- 2.2%
New Listings	0	<b>0</b>	--	18	<b>17</b>	- 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

