

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berlin

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	32	21	- 34.4%
Closed Sales	6	0	- 100.0%	33	20	- 39.4%
Median Sales Price*	\$683,750	\$0	- 100.0%	\$622,500	\$765,000	+ 22.9%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	37	49	+ 32.4%
Percent of Original List Price Received*	102.3%	0.0%	- 100.0%	99.9%	101.6%	+ 1.7%
New Listings	2	1	- 50.0%	37	21	- 43.2%

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

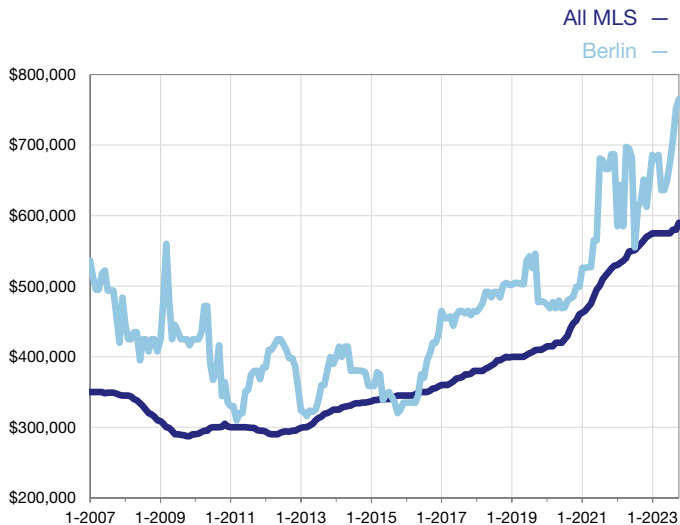
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	17	18	+ 5.9%
Closed Sales	2	0	- 100.0%	27	14	- 48.1%
Median Sales Price*	\$686,265	\$0	- 100.0%	\$527,900	\$667,525	+ 26.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	3.6	1.4	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	64	0	- 100.0%	71	105	+ 47.9%
Percent of Original List Price Received*	120.5%	0.0%	- 100.0%	107.8%	104.4%	- 3.2%
New Listings	2	1	- 50.0%	20	18	- 10.0%

\* 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

