

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	56	39	- 30.4%
Closed Sales	2	3	+ 50.0%	57	39	- 31.6%
Median Sales Price*	\$767,500	\$500,000	- 34.9%	\$565,000	\$550,000	- 2.7%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	66	300	+ 354.5%	35	70	+ 100.0%
Percent of Original List Price Received*	88.0%	90.9%	+ 3.3%	100.6%	98.1%	- 2.5%
New Listings	2	3	+ 50.0%	66	42	- 36.4%

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

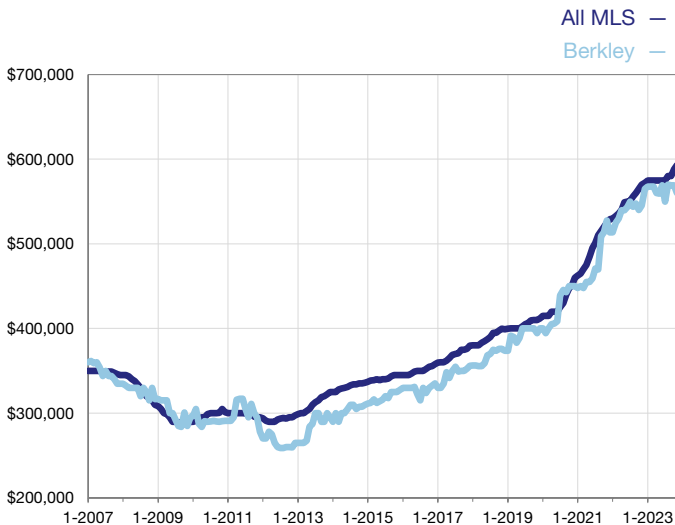
Condominium Properties

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

