

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	34	21	- 38.2%
Closed Sales	2	3	+ 50.0%	35	23	- 34.3%
Median Sales Price*	\$495,000	\$770,000	+ 55.6%	\$620,000	\$770,000	+ 24.2%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	37	34	- 8.1%	37	47	+ 27.0%
Percent of Original List Price Received*	106.0%	97.0%	- 8.5%	100.2%	101.0%	+ 0.8%
New Listings	2	1	- 50.0%	39	22	- 43.6%

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

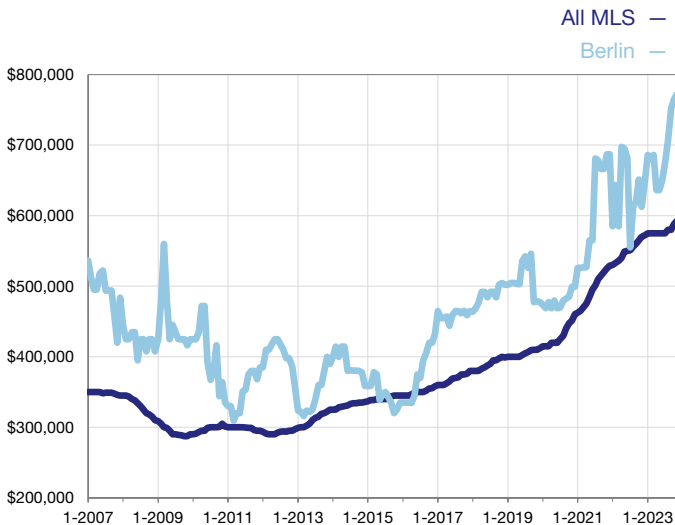
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	20	18	- 10.0%
Closed Sales	1	1	0.0%	28	15	- 46.4%
Median Sales Price*	\$509,930	\$540,000	+ 5.9%	\$527,000	\$640,050	+ 21.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	17	26	+ 52.9%	69	100	+ 44.9%
Percent of Original List Price Received*	102.2%	100.0%	- 2.2%	107.6%	104.1%	- 3.3%
New Listings	0	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

