

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkley

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	57	41	- 28.1%
Closed Sales	4	1	- 75.0%	61	40	- 34.4%
Median Sales Price*	\$622,500	<b>\$455,000</b>	- 26.9%	\$565,000	<b>\$550,000</b>	- 2.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	59	53	- 10.2%	37	70	+ 89.2%
Percent of Original List Price Received*	93.0%	91.9%	- 1.2%	100.1%	98.0%	- 2.1%
New Listings	3	3	0.0%	69	45	- 34.8%

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

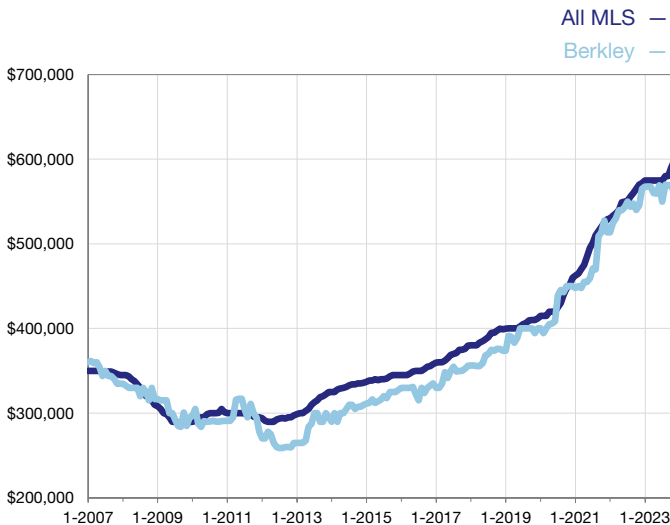
### Condominium Properties

Key Metrics	December			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	<b>\$0</b>	--	\$542,500	<b>\$519,900</b>	- 4.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
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

