

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	34	21	- 38.2%
Closed Sales	4	0	- 100.0%	39	23	- 41.0%
Median Sales Price*	\$791,750	\$0	- 100.0%	\$650,000	\$770,000	+ 18.5%
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	58	0	- 100.0%	39	47	+ 20.5%
Percent of Original List Price Received*	97.5%	0.0%	- 100.0%	99.9%	101.0%	+ 1.1%
New Listings	0	0	--	39	22	- 43.6%

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

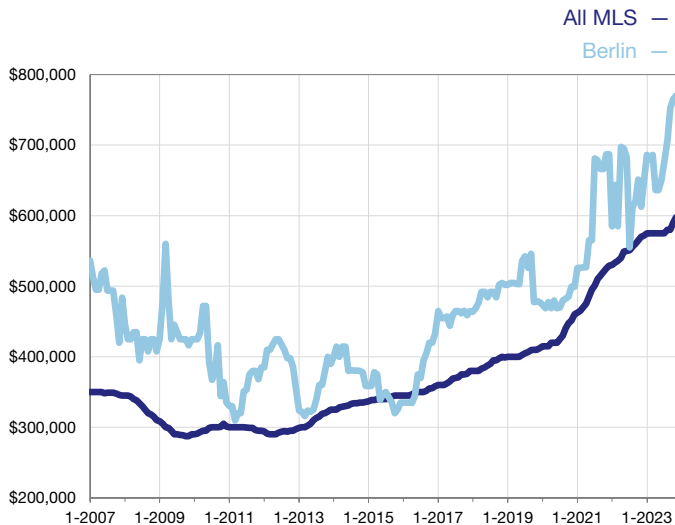
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	21	18	- 14.3%
Closed Sales	4	0	- 100.0%	32	15	- 53.1%
Median Sales Price*	\$501,489	\$0	- 100.0%	\$527,000	\$640,050	+ 21.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	59	0	- 100.0%	67	100	+ 49.3%
Percent of Original List Price Received*	107.9%	0.0%	- 100.0%	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

