

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berlin

### Single-Family Properties

| Key Metrics                              | February |                  |          | Year to Date |                  |          |
|--|----------|------------------|----------|--------------|------------------|----------|
|  | 2023     | 2024             | + / -    | 2023         | 2024             | + / -    |
| Pending Sales                            | 1        | 3                | + 200.0% | 3            | 5                | + 66.7%  |
| Closed Sales                             | 0        | 1                | --       | 1            | 1                | 0.0%     |
| Median Sales Price*                      | \$0      | <b>\$739,000</b> | --       | \$305,000    | <b>\$739,000</b> | + 142.3% |
| Inventory of Homes for Sale              | 1        | 3                | + 200.0% | --           | --               | --       |
| Months Supply of Inventory               | 0.3      | <b>1.2</b>       | + 300.0% | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 0        | <b>55</b>        | --       | 20           | <b>55</b>        | + 175.0% |
| Percent of Original List Price Received* | 0.0%     | <b>92.5%</b>     | --       | 92.5%        | <b>92.5%</b>     | 0.0%     |
| New Listings                             | 0        | <b>2</b>         | --       | 1            | <b>6</b>         | + 500.0% |

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

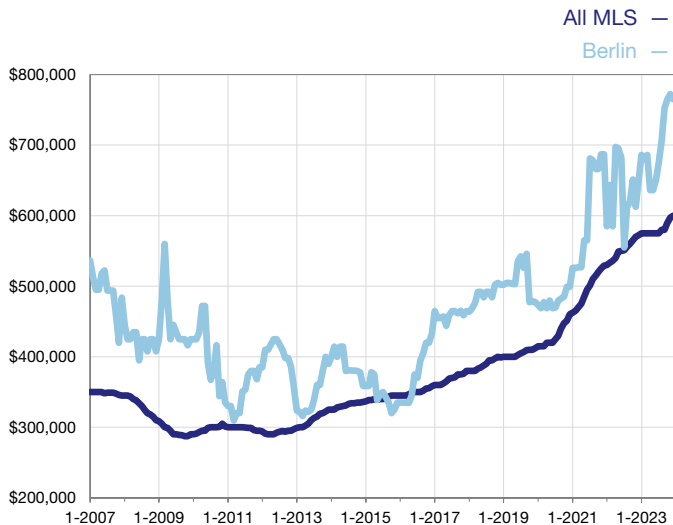
### Condominium Properties

| Key Metrics                              | February  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2023      | 2024             | + / -    | 2023         | 2024             | + / -    |
| Pending Sales                            | 0         | 3                | --       | 0            | 3                | --       |
| Closed Sales                             | 1         | 4                | + 300.0% | 1            | 4                | + 300.0% |
| Median Sales Price*                      | \$780,635 | <b>\$697,054</b> | - 10.7%  | \$780,635    | <b>\$697,054</b> | - 10.7%  |
| Inventory of Homes for Sale              | 4         | 3                | - 25.0%  | --           | --               | --       |
| Months Supply of Inventory               | 1.8       | <b>1.3</b>       | - 27.8%  | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 0         | <b>149</b>       | --       | 0            | <b>149</b>       | --       |
| Percent of Original List Price Received* | 115.6%    | <b>101.3%</b>    | - 12.4%  | 115.6%       | <b>101.3%</b>    | - 12.4%  |
| New Listings                             | 0         | <b>0</b>         | --       | 0            | <b>5</b>         | --       |

\* 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

