

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkley

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	6	+ 100.0%	13	17	+ 30.8%
Closed Sales	8	6	- 25.0%	15	14	- 6.7%
Median Sales Price*	\$562,500	<b>\$672,500</b>	+ 19.6%	\$547,000	<b>\$550,000</b>	+ 0.5%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	38	41	+ 7.9%	57	38	- 33.3%
Percent of Original List Price Received*	97.5%	<b>101.1%</b>	+ 3.7%	94.9%	<b>99.8%</b>	+ 5.2%
New Listings	5	6	+ 20.0%	14	16	+ 14.3%

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

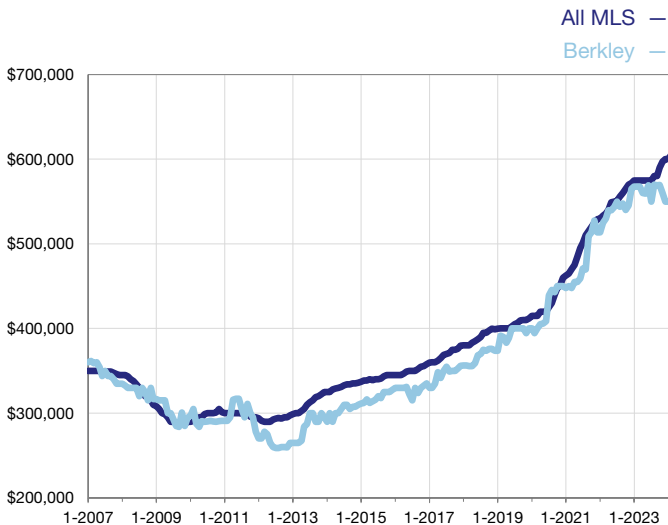
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
New Listings	0	0	--	0	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

