

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	5	+ 66.7%	8	14	+ 75.0%
Closed Sales	0	3	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$699,000	--	\$476,000	\$699,000	+ 46.8%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	0	27	--	41	29	- 29.3%
Percent of Original List Price Received*	0.0%	100.7%	--	95.9%	103.9%	+ 8.3%
New Listings	4	7	+ 75.0%	9	18	+ 100.0%

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

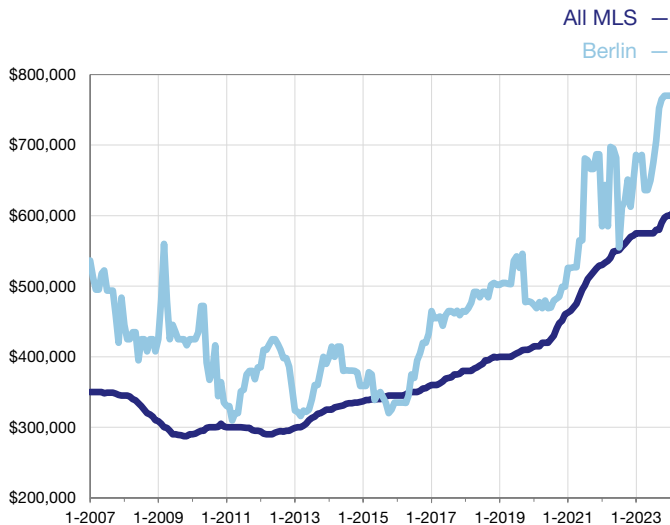
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	6	5	- 16.7%
Closed Sales	2	2	0.0%	5	10	+ 100.0%
Median Sales Price*	\$497,500	\$724,635	+ 45.7%	\$725,573	\$689,000	- 5.0%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	3	136	+ 4,433.3%	43	164	+ 281.4%
Percent of Original List Price Received*	107.1%	102.8%	- 4.0%	108.3%	101.0%	- 6.7%
New Listings	0	0	--	8	7	- 12.5%

* 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

