

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	31	32	+ 3.2%
Closed Sales	3	3	0.0%	29	29	0.0%
Median Sales Price*	\$560,000	\$638,000	+ 13.9%	\$560,000	\$630,000	+ 12.5%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	30	80	+ 166.7%	58	37	- 36.2%
Percent of Original List Price Received*	98.4%	94.1%	- 4.4%	97.7%	100.0%	+ 2.4%
New Listings	4	3	- 25.0%	34	31	- 8.8%

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

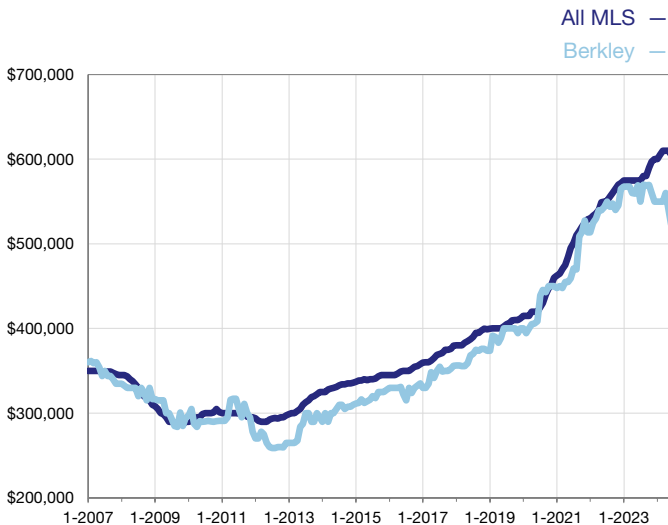
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$508,000	\$0	- 100.0%	\$519,900	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	17	0	- 100.0%
Percent of Original List Price Received*	100.7%	0.0%	- 100.0%	100.4%	0.0%	- 100.0%
New Listings	0	0	--	3	0	- 100.0%

* 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

