

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	3	--	19	22	+ 15.8%
Closed Sales	6	0	- 100.0%	18	18	0.0%
Median Sales Price*	\$785,000	\$0	- 100.0%	\$740,000	\$791,250	+ 6.9%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	2.3	--	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	53	21	- 60.4%
Percent of Original List Price Received*	100.2%	0.0%	- 100.0%	101.7%	101.4%	- 0.3%
New Listings	0	6	--	17	27	+ 58.8%

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

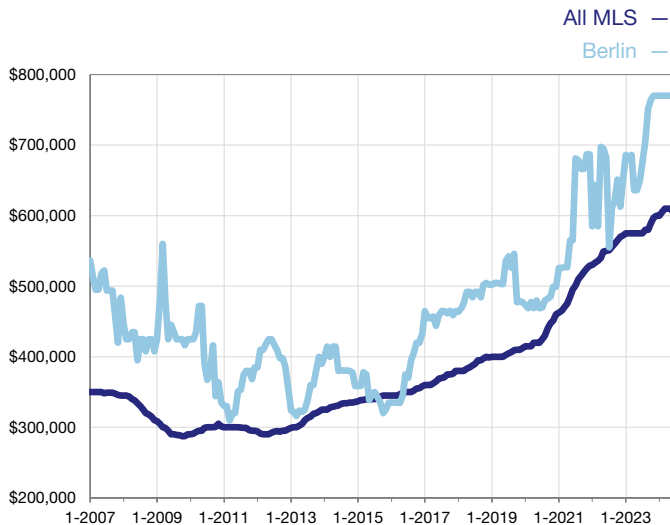
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	12	8	- 33.3%
Closed Sales	3	2	- 33.3%	13	14	+ 7.7%
Median Sales Price*	\$640,050	\$537,450	- 16.0%	\$695,000	\$676,125	- 2.7%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	4.0	0.9	- 77.5%	--	--	--
Cumulative Days on Market Until Sale	214	23	- 89.3%	112	126	+ 12.5%
Percent of Original List Price Received*	101.1%	104.2%	+ 3.1%	104.6%	101.3%	- 3.2%
New Listings	2	0	- 100.0%	17	10	- 41.2%

* 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

