

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	34	32	- 5.9%
Closed Sales	4	3	- 25.0%	33	32	- 3.0%
Median Sales Price*	\$495,950	\$530,000	+ 6.9%	\$550,000	\$622,500	+ 13.2%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	22	46	+ 109.1%	54	38	- 29.6%
Percent of Original List Price Received*	104.0%	100.7%	- 3.2%	98.4%	100.0%	+ 1.6%
New Listings	4	5	+ 25.0%	38	36	- 5.3%

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

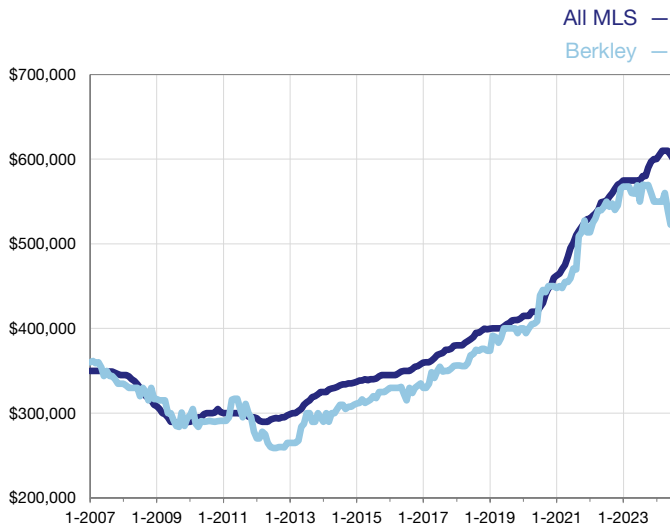
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$519,900	\$0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	17	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.4%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	4	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

