

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	20	22	+ 10.0%
Closed Sales	2	2	0.0%	20	20	0.0%
Median Sales Price*	\$872,500	\$432,500	- 50.4%	\$765,000	\$760,750	- 0.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	2.3	+ 228.6%	--	--	--
Cumulative Days on Market Until Sale	13	80	+ 515.4%	49	27	- 44.9%
Percent of Original List Price Received*	101.3%	90.8%	- 10.4%	101.6%	100.8%	- 0.8%
New Listings	3	1	- 66.7%	20	28	+ 40.0%

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

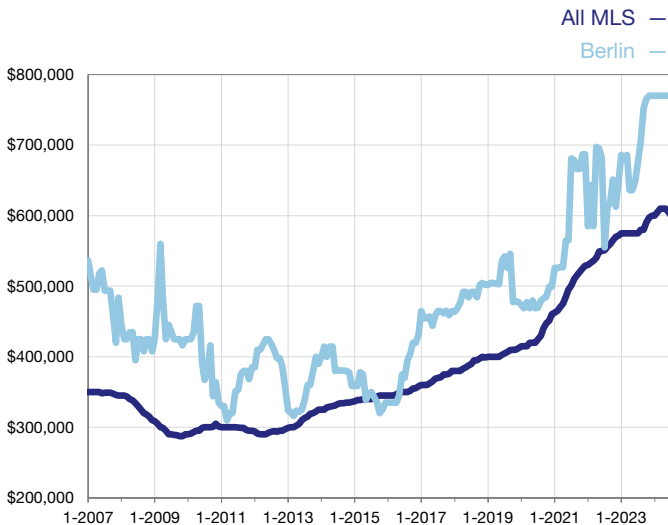
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	14	9	- 35.7%
Closed Sales	1	0	- 100.0%	14	14	0.0%
Median Sales Price*	\$585,000	\$0	- 100.0%	\$667,525	\$676,125	+ 1.3%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	3.0	0.5	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	105	126	+ 20.0%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	104.4%	101.3%	- 3.0%
New Listings	0	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

