

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

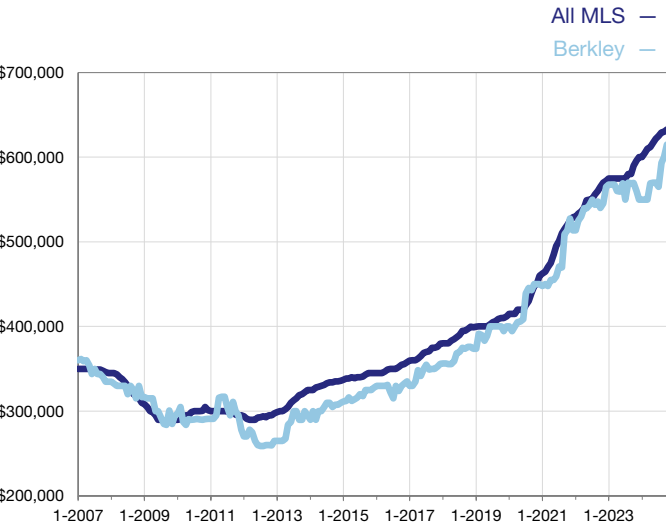
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	35	32	- 8.6%
Closed Sales	3	1	- 66.7%	36	33	- 8.3%
Median Sales Price*	\$587,000	\$839,000	+ 42.9%	\$555,000	\$630,000	+ 13.5%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	2.3	4.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	7	- 69.6%	51	37	- 27.5%
Percent of Original List Price Received*	101.9%	100.0%	- 1.9%	98.7%	100.0%	+ 1.3%
New Listings	1	9	+ 800.0%	39	45	+ 15.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
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	0	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

