

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berlin

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	20	23	+ 15.0%
Closed Sales	0	1	--	20	21	+ 5.0%
Median Sales Price*	\$0	\$520,000	--	\$765,000	\$739,000	- 3.4%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.8	4.2	+ 425.0%	--	--	--
Cumulative Days on Market Until Sale	0	28	--	49	27	- 44.9%
Percent of Original List Price Received*	0.0%	104.0%	--	101.6%	101.0%	- 0.6%
New Listings	1	7	+ 600.0%	21	35	+ 66.7%

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

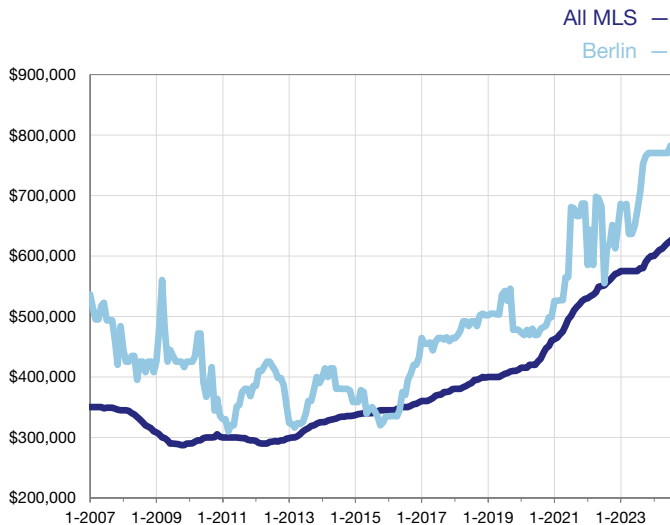
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	1	- 75.0%	18	10	- 44.4%
Closed Sales	0	0	--	14	14	0.0%
Median Sales Price*	\$0	\$0	--	\$667,525	\$676,125	+ 1.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	105	126	+ 20.0%
Percent of Original List Price Received*	0.0%	0.0%	--	104.4%	101.3%	- 3.0%
New Listings	1	3	+ 200.0%	18	13	- 27.8%

\* 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

