

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

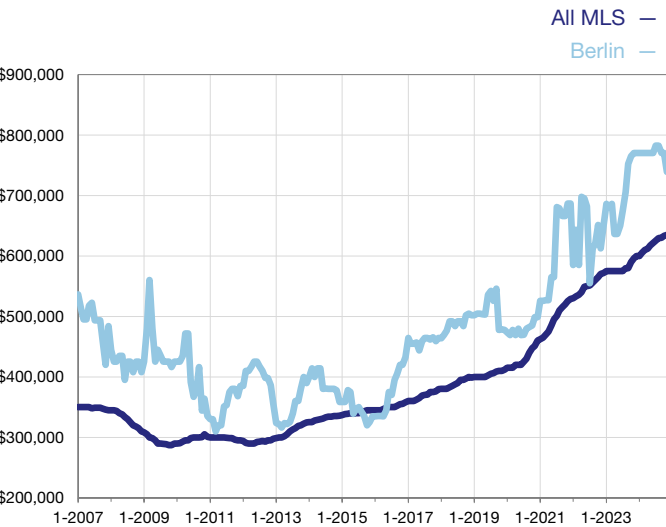
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	21	27	+ 28.6%
Closed Sales	3	1	- 66.7%	23	22	- 4.3%
Median Sales Price*	\$770,000	\$580,000	- 24.7%	\$770,000	\$719,000	- 6.6%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.9	2.6	+ 188.9%	--	--	--
Cumulative Days on Market Until Sale	34	13	- 61.8%	47	27	- 42.6%
Percent of Original List Price Received*	97.0%	100.9%	+ 4.0%	101.0%	101.0%	0.0%
New Listings	1	2	+ 100.0%	22	37	+ 68.2%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	18	12	- 33.3%
Closed Sales	1	0	- 100.0%	15	14	- 6.7%
Median Sales Price*	\$540,000	\$0	- 100.0%	\$640,050	\$676,125	+ 5.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	26	0	- 100.0%	100	126	+ 26.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	104.1%	101.3%	- 2.7%
New Listings	0	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

