

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkley

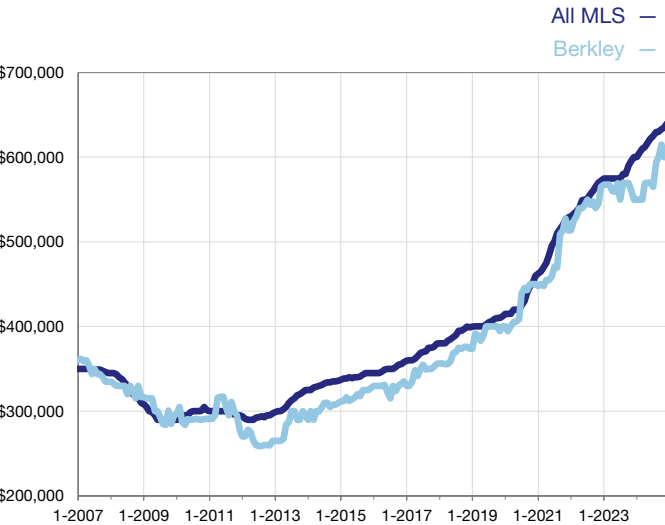
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	39	40	+ 2.6%
Closed Sales	1	1	0.0%	40	37	- 7.5%
Median Sales Price*	\$455,000	\$440,000	- 3.3%	\$550,000	\$600,000	+ 9.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	53	83	+ 56.6%	70	37	- 47.1%
Percent of Original List Price Received*	91.9%	88.0%	- 4.2%	98.0%	99.5%	+ 1.5%
New Listings	3	1	- 66.7%	45	48	+ 6.7%

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

Condominium Properties	December			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

