

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

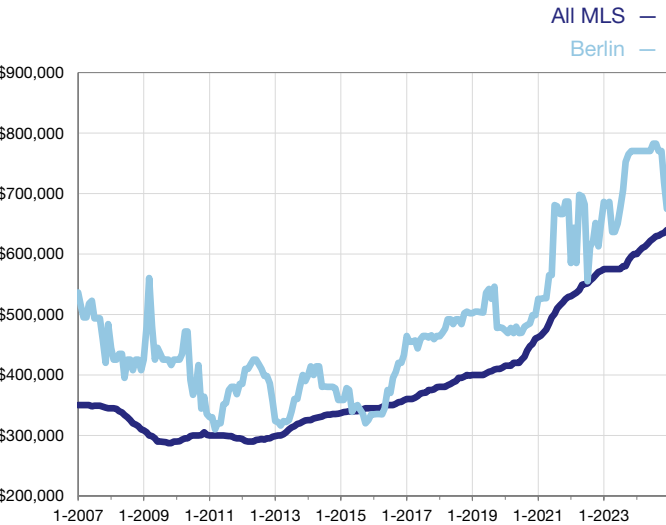
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	21	29	+ 38.1%
Closed Sales	0	2	--	23	24	+ 4.3%
Median Sales Price*	\$0	\$512,500	--	\$770,000	\$674,500	- 12.4%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--
Cumulative Days on Market Until Sale	0	24	--	47	26	- 44.7%
Percent of Original List Price Received*	0.0%	98.3%	--	101.0%	100.8%	- 0.2%
New Listings	0	2	--	22	39	+ 77.3%

* 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	--	18	11	- 38.9%
Closed Sales	0	2	--	15	16	+ 6.7%
Median Sales Price*	\$0	\$615,000	--	\$640,050	\$676,125	+ 5.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	0	125	--	100	126	+ 26.0%
Percent of Original List Price Received*	0.0%	91.5%	--	104.1%	100.0%	- 3.9%
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

