

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkley

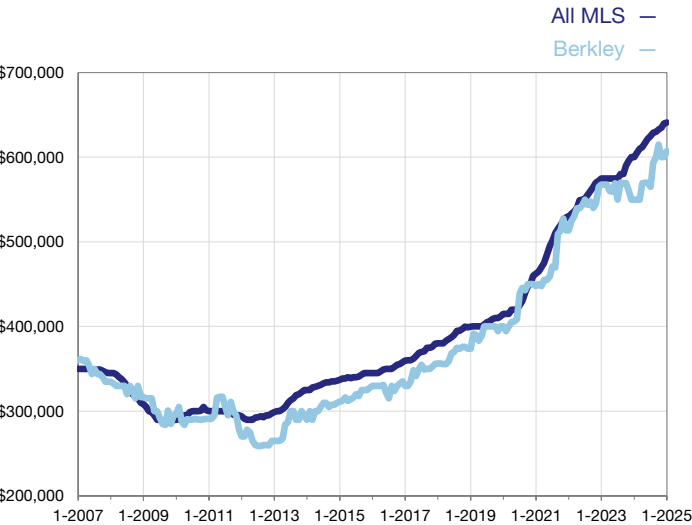
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$475,000	\$540,000	+ 13.7%	\$475,000	\$540,000	+ 13.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	45	59	+ 31.1%	45	59	+ 31.1%
Percent of Original List Price Received*	96.0%	99.0%	+ 3.1%	96.0%	99.0%	+ 3.1%
New Listings	1	7	+ 600.0%	1	7	+ 600.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

