

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

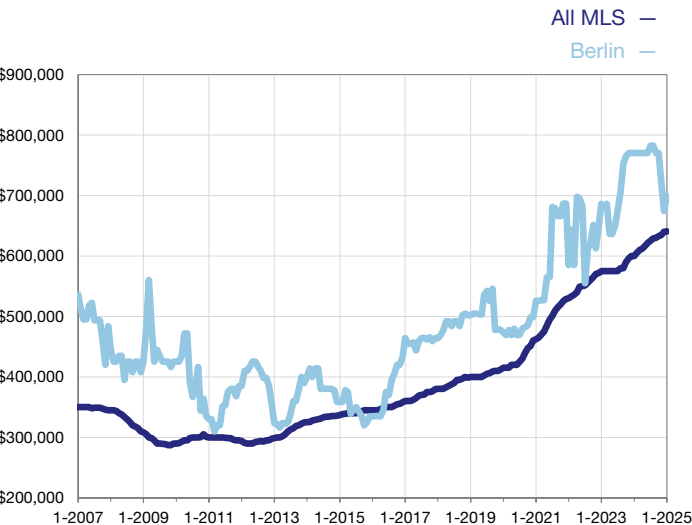
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales				0	1	--	0	1	--
Median Sales Price*				\$0	\$1,690,000	--	\$0	\$1,690,000	--
Inventory of Homes for Sale				4	3	- 25.0%	--	--	--
Months Supply of Inventory				1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale				0	85	--	0	85	--
Percent of Original List Price Received*				0.0%	84.5%	--	0.0%	84.5%	--
New Listings				4	0	- 100.0%	4	0	- 100.0%

* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	2	--	0	2	--
Closed Sales				0	1	--	0	1	--
Median Sales Price*				\$0	\$695,000	--	\$0	\$695,000	--
Inventory of Homes for Sale				8	1	- 87.5%	--	--	--
Months Supply of Inventory				1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale				0	184	--	0	184	--
Percent of Original List Price Received*				0.0%	93.9%	--	0.0%	93.9%	--
New Listings				5	2	- 60.0%	5	2	- 60.0%

* 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

