

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

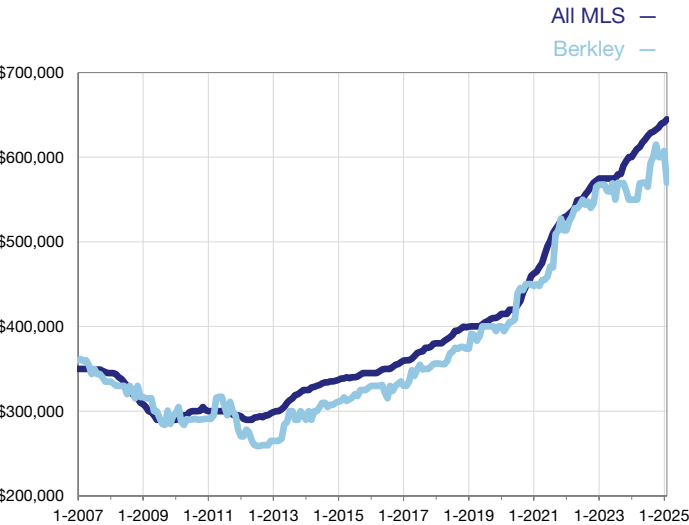
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				4	3	- 25.0%	7	9	+ 28.6%
Closed Sales				1	4	+ 300.0%	4	10	+ 150.0%
Median Sales Price*				\$405,000	\$475,000	+ 17.3%	\$465,000	\$497,500	+ 7.0%
Inventory of Homes for Sale				4	5	+ 25.0%	--	--	--
Months Supply of Inventory				1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale				31	14	- 54.8%	42	41	- 2.4%
Percent of Original List Price Received*				105.2%	99.3%	- 5.6%	98.3%	99.1%	+ 0.8%
New Listings				4	2	- 50.0%	5	9	+ 80.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
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				0.0	0.0	--	--	--	--
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

