

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berlin

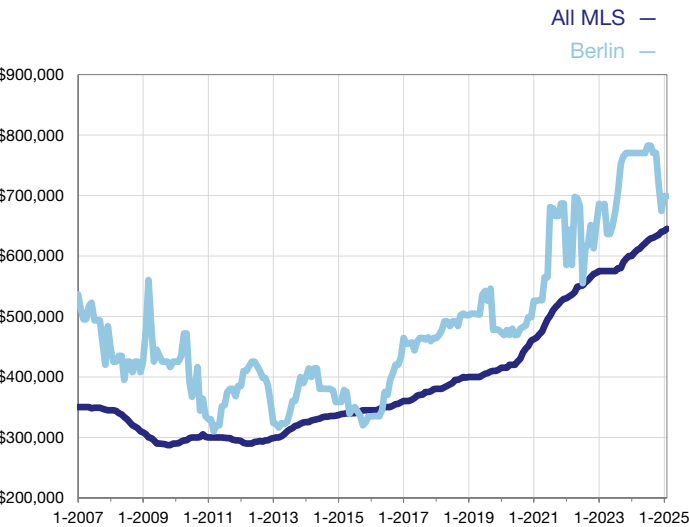
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	5	6	+ 20.0%
Closed Sales	1	3	+ 200.0%	1	4	+ 300.0%
Median Sales Price*	\$739,000	\$1,100,000	+ 48.8%	\$739,000	\$1,144,500	+ 54.9%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	55	71	+ 29.1%	55	75	+ 36.4%
Percent of Original List Price Received*	92.5%	95.1%	+ 2.8%	92.5%	92.5%	0.0%
New Listings	2	2	0.0%	6	2	- 66.7%

\* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	3	2	- 33.3%
Closed Sales	4	1	- 75.0%	4	2	- 50.0%
Median Sales Price*	\$697,054	\$585,000	- 16.1%	\$697,054	\$640,000	- 8.2%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	149	20	- 86.6%	149	102	- 31.5%
Percent of Original List Price Received*	101.3%	102.8%	+ 1.5%	101.3%	98.4%	- 2.9%
New Listings	0	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

