

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 4 | 4 | 0.0% | 39 | 69 | + 76.9% |
| Closed Sales | 1 | 6 | + 500.0% | 37 | 71 | + 91.9% |
| Median Sales Price* | \$440,000 | \$762,500 | + 73.3% | \$600,000 | \$650,000 | + 8.3% |
| Inventory of Homes for Sale | 9 | 3 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 0.5 | - 80.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 83 | 50 | - 39.8% | 37 | 42 | + 13.5% |
| Percent of Original List Price Received* | 88.0% | 100.4% | + 14.1% | 99.5% | 99.1% | - 0.4% |
| New Listings | 1 | 0 | - 100.0% | 49 | 80 | + 63.3% |

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

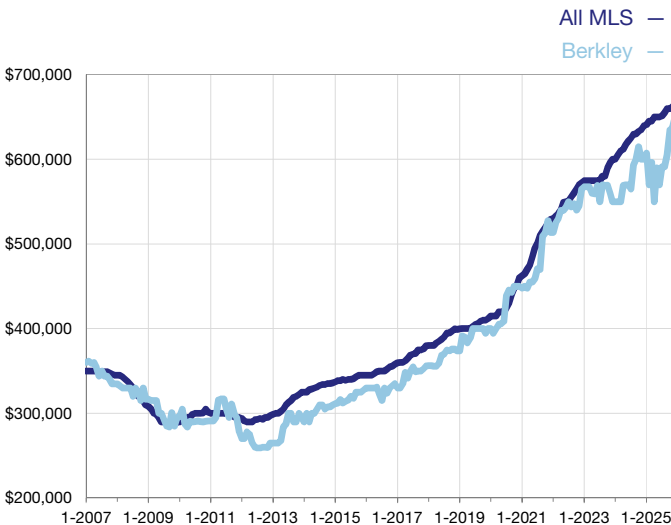
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|------------|-------|--------------|------------------|-------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$575,000 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 28 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 100.0% | -- |
| New Listings | 0 | 0 | -- | 0 | 1 | -- |

* 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

