

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	27	27	0.0%
Closed Sales	2	5	+ 150.0%	25	25	0.0%
Median Sales Price*	\$512,500	\$800,000	+ 56.1%	\$699,000	\$1,050,000	+ 50.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	28	43	+ 53.6%
Percent of Original List Price Received*	98.3%	98.4%	+ 0.1%	100.7%	97.1%	- 3.6%
New Listings	2	1	- 50.0%	39	33	- 15.4%

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

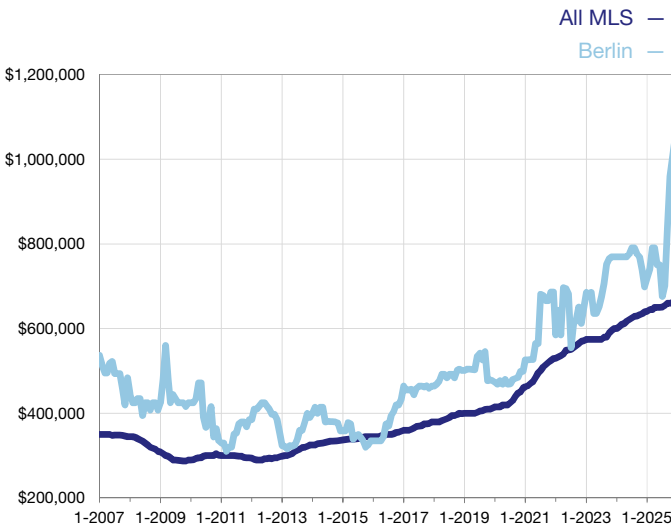
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	11	9	- 18.2%
Closed Sales	2	0	- 100.0%	16	10	- 37.5%
Median Sales Price*	\$615,000	\$0	- 100.0%	\$676,125	\$608,500	- 10.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	125	0	- 100.0%	126	69	- 45.2%
Percent of Original List Price Received*	91.5%	0.0%	- 100.0%	100.0%	98.7%	- 1.3%
New Listings	0	0	--	13	11	- 15.4%

* 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

