

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	7	6	- 14.3%
Closed Sales	3	2	- 33.3%	7	5	- 28.6%
Median Sales Price*	\$1,150,000	\$570,000	- 50.4%	\$1,150,000	\$675,000	- 41.3%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	41	86	+ 109.8%	60	65	+ 8.3%
Percent of Original List Price Received*	97.6%	94.7%	- 3.0%	94.6%	95.7%	+ 1.2%
New Listings	3	6	+ 100.0%	5	8	+ 60.0%

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

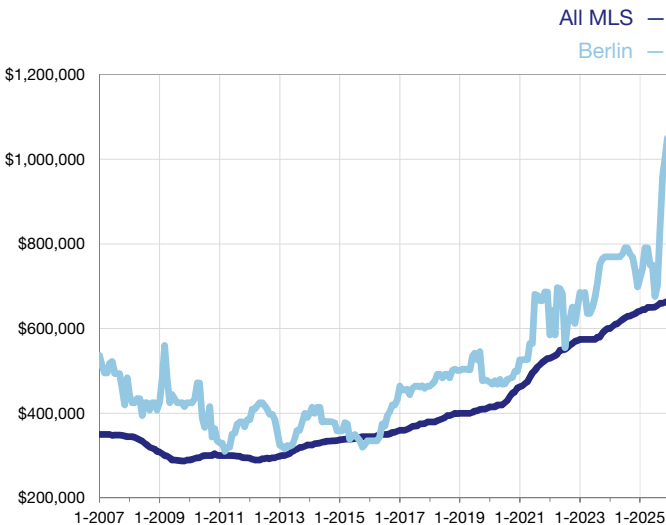
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$615,000	\$0	- 100.0%	\$615,000	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	55	0	- 100.0%	86	0	- 100.0%
Percent of Original List Price Received*	94.6%	0.0%	- 100.0%	97.1%	0.0%	- 100.0%
New Listings	0	0	--	2	0	- 100.0%

* 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

