

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berlin

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	6	+ 100.0%	10	10	0.0%
Closed Sales	3	1	- 66.7%	10	6	- 40.0%
Median Sales Price*	\$702,320	<b>\$735,000</b>	+ 4.7%	\$1,125,000	<b>\$705,000</b>	- 37.3%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.2	<b>2.9</b>	+ 31.8%	--	--	--
Cumulative Days on Market Until Sale	45	<b>21</b>	- 53.3%	56	<b>57</b>	+ 1.8%
Percent of Original List Price Received*	102.0%	<b>101.4%</b>	- 0.6%	96.9%	<b>96.6%</b>	- 0.3%
New Listings	3	6	+ 100.0%	8	14	+ 75.0%

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

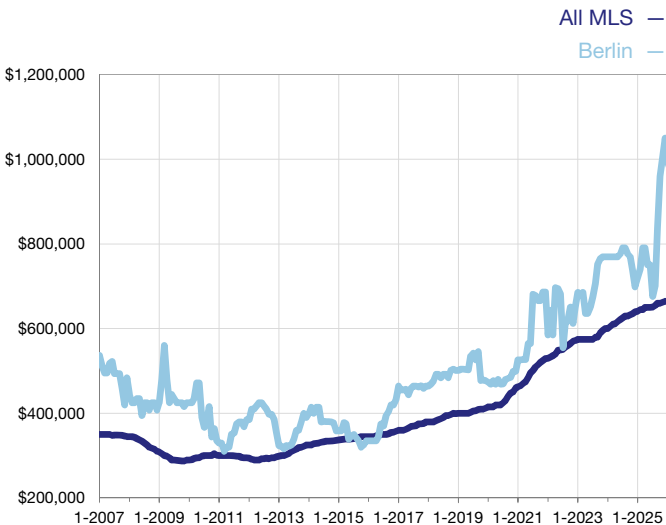
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	2	1	- 50.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$615,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	<b>1.0</b>	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	86	0	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	97.1%	<b>0.0%</b>	- 100.0%
New Listings	0	3	--	2	3	+ 50.0%

\* 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

