

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

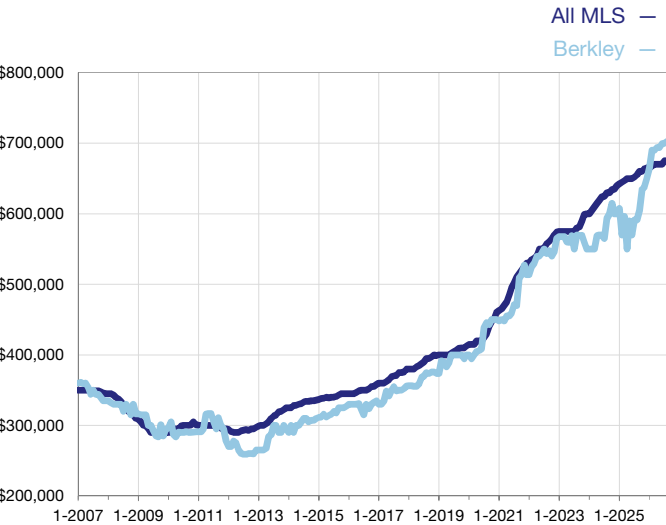
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	12	+ 200.0%	43	33	- 23.3%
Closed Sales	7	6	- 14.3%	42	21	- 50.0%
Median Sales Price*	\$650,000	\$703,250	+ 8.2%	\$622,500	\$700,000	+ 12.4%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--
Cumulative Days on Market Until Sale	32	16	- 50.0%	37	47	+ 27.0%
Percent of Original List Price Received*	98.6%	104.2%	+ 5.7%	98.8%	101.1%	+ 2.3%
New Listings	8	8	0.0%	58	48	- 17.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$479,900	--	\$0	\$479,900	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	36	--	0	50	--
Percent of Original List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
New Listings	0	0	--	1	2	+ 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

