

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

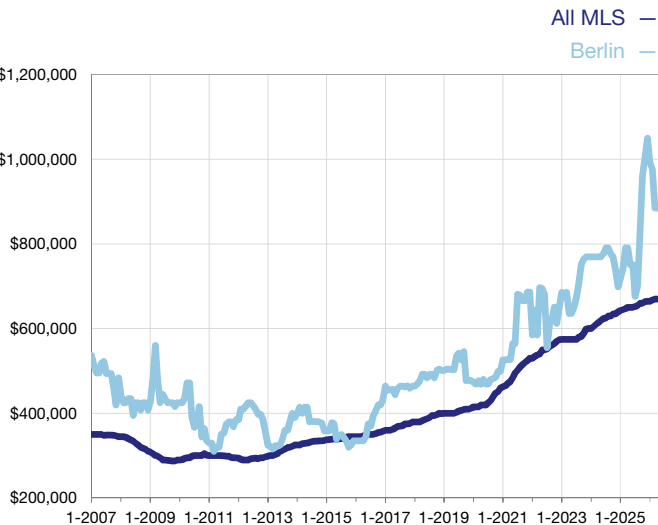
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	5	--	16	26	+ 62.5%
Closed Sales	1	3	+ 200.0%	17	20	+ 17.6%
Median Sales Price*	\$1,340,000	\$1,200,000	- 10.4%	\$1,100,000	\$872,375	- 20.7%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	3.6	2.6	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	42	28	- 33.3%	47	32	- 31.9%
Percent of Original List Price Received*	97.2%	99.0%	+ 1.9%	97.6%	98.8%	+ 1.2%
New Listings	0	2	--	19	33	+ 73.7%

* 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	3	3	0.0%	7	5	- 28.6%
Closed Sales	0	1	--	5	3	- 40.0%
Median Sales Price*	\$0	\$385,350	--	\$615,000	\$549,000	- 10.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	116	--	87	48	- 44.8%
Percent of Original List Price Received*	0.0%	92.0%	--	98.3%	99.0%	+ 0.7%
New Listings	3	1	- 66.7%	10	7	- 30.0%

* 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

