

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkley

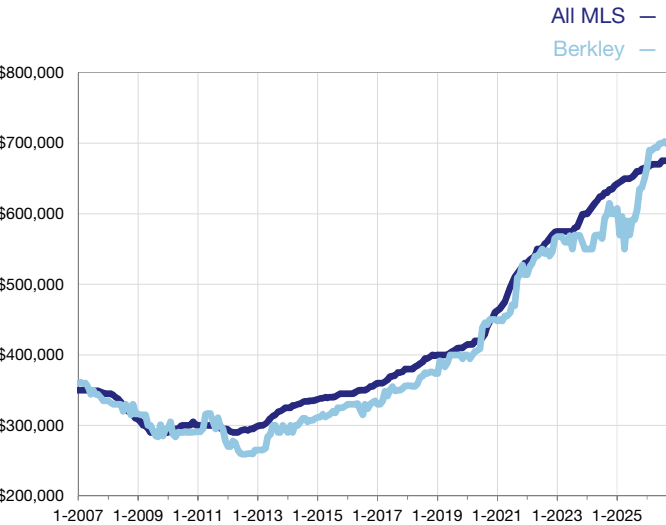
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	52	38	- 26.9%
Closed Sales	5	7	+ 40.0%	47	28	- 40.4%
Median Sales Price*	\$615,000	\$660,000	+ 7.3%	\$620,000	\$675,000	+ 8.9%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	3.7	3.6	- 2.7%	--	--	--
Cumulative Days on Market Until Sale	28	51	+ 82.1%	36	48	+ 33.3%
Percent of Original List Price Received*	99.9%	100.6%	+ 0.7%	99.0%	101.0%	+ 2.0%
New Listings	14	7	- 50.0%	72	55	- 23.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$575,000	\$0	- 100.0%	\$575,000	\$479,900	- 16.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	28	50	+ 78.6%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	100.0%	0.0%
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

