

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berlin

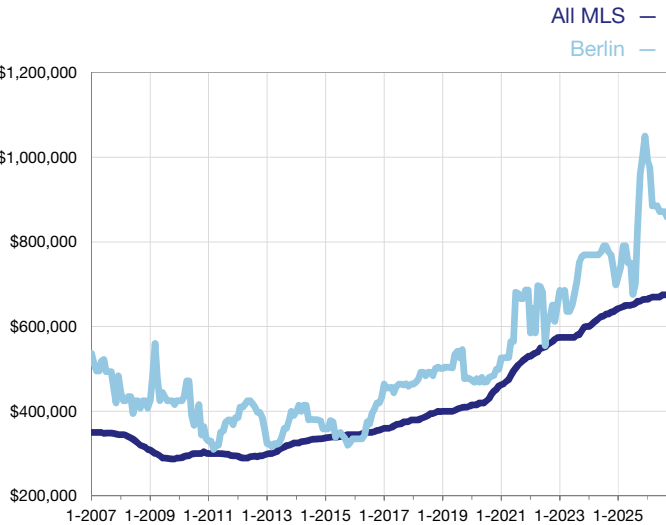
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	19	28	+ 47.4%
Closed Sales	1	8	+ 700.0%	18	28	+ 55.6%
Median Sales Price*	\$715,000	\$602,450	- 15.7%	\$1,082,500	\$854,375	- 21.1%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	4.6	2.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	28	49	+ 75.0%	46	37	- 19.6%
Percent of Original List Price Received*	97.3%	95.0%	- 2.4%	97.6%	97.7%	+ 0.1%
New Listings	7	1	- 85.7%	26	34	+ 30.8%

* 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	2	0	- 100.0%	9	5	- 44.4%
Closed Sales	3	1	- 66.7%	8	4	- 50.0%
Median Sales Price*	\$599,000	\$677,500	+ 13.1%	\$608,500	\$563,000	- 7.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	41	41	0.0%	70	46	- 34.3%
Percent of Original List Price Received*	100.0%	96.9%	- 3.1%	98.9%	98.5%	- 0.4%
New Listings	0	0	--	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

