# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Berkley

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 10 | **5** | - 50.0% | 62 | **41** | - 33.9% |
| Closed Sales | 12 | **4** | - 66.7% | 59 | **32** | - 45.8% |
| Median Sales Price* | $775,000 | **$658,750** | - 15.0% | $650,000 | **$668,750** | + 2.9% |
| Inventory of Homes for Sale | 12 | **16** | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | **4.1** | + 95.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 57 | **48** | - 15.8% | 40 | **45** | + 12.5% |
| Percent of Original List Price Received* | 100.6% | **96.4%** | - 4.2% | 99.3% | **99.9%** | + 0.6% |
| New Listings | 4 | **6** | + 50.0% | 76 | **60** | - 21.1% |

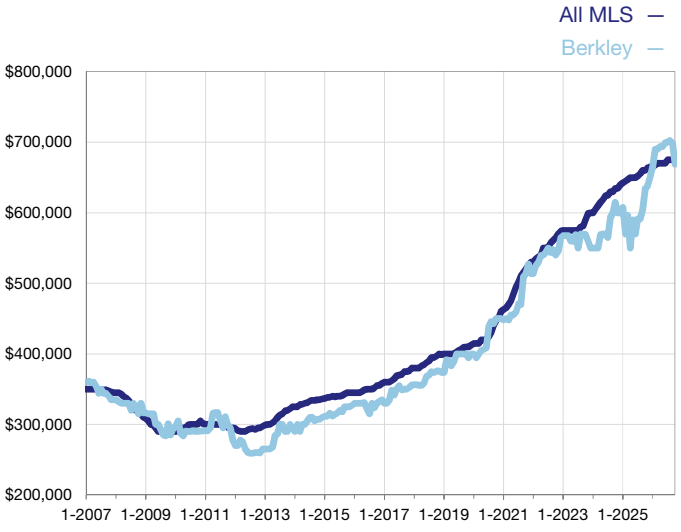
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

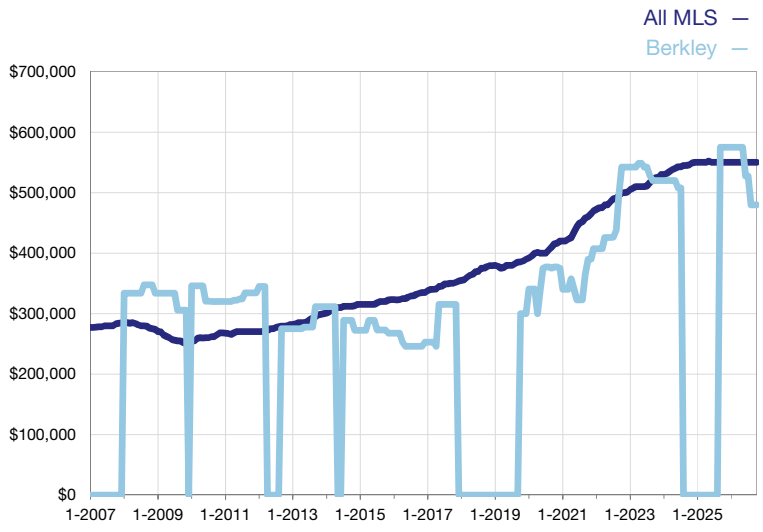
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 0 | **0** | -- | 1 | **2** | + 100.0% |
| Closed Sales | 0 | **0** | -- | 1 | **2** | + 100.0% |
| Median Sales Price* | $0 | **$0** | -- | $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 | 0 | **0** | -- | 28 | **50** | + 78.6% |
| Percent of Original List Price Received* | 0.0% | **0.0%** | -- | 100.0% | **100.0%** | 0.0% |
| New Listings | 0 | **0** | -- | 1 | **2** | + 100.0% |

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**Median Sales Price – Single-Family Properties**
Rolling 12-Month Calculation




**Median Sales Price – Condominium Properties**
Rolling 12-Month Calculation




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