Local Market Update – October 2026

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

Berlin

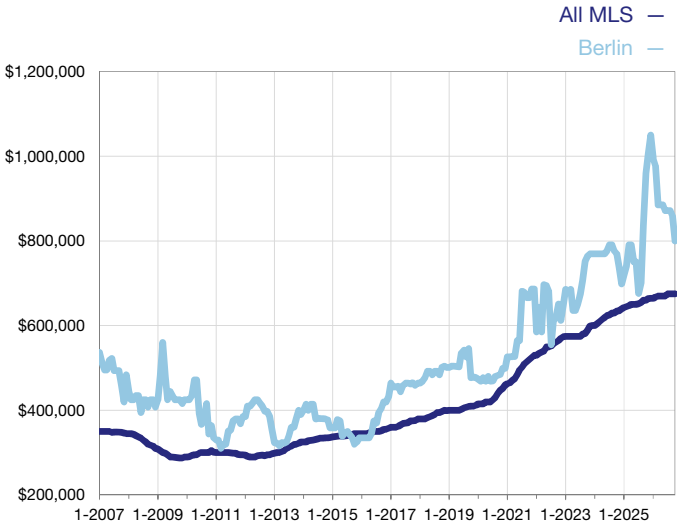
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	20	**29**	+ 45.0%
Closed Sales	2	**2**	0.0%	20	**30**	+ 50.0%
Median Sales Price*	$967,500	**$565,000**	- 41.6%	$1,057,500	**$807,500**	- 23.6%
Inventory of Homes for Sale	14	**6**	- 57.1%	--	--	--
Months Supply of Inventory	5.8	**2.0**	- 65.5%	--	--	--
Cumulative Days on Market Until Sale	63	**86**	+ 36.5%	48	**40**	- 16.7%
Percent of Original List Price Received*	88.9%	**98.6%**	+ 10.9%	96.7%	**97.8%**	+ 1.1%
New Listings	6	**2**	- 66.7%	32	**36**	+ 12.5%

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

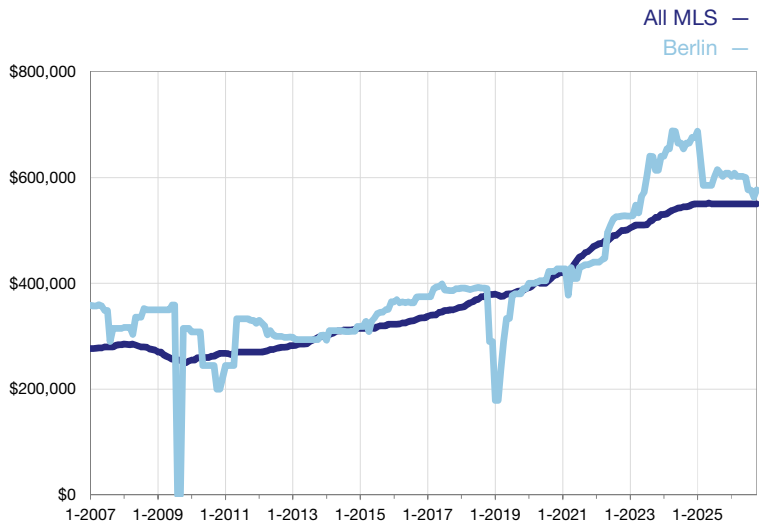
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	9	**6**	- 33.3%
Closed Sales	1	**2**	+ 100.0%	9	**6**	- 33.3%
Median Sales Price*	$509,000	**$662,500**	+ 30.2%	$602,000	**$563,500**	- 6.4%
Inventory of Homes for Sale	2	**1**	- 50.0%	--	--	--
Months Supply of Inventory	1.0	**0.5**	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	112	**5**	- 95.5%	75	**32**	- 57.3%
Percent of Original List Price Received*	94.4%	**103.7%**	+ 9.9%	98.4%	**100.2%**	+ 1.8%
New Listings	1	**2**	+ 100.0%	11	**9**	- 18.2%

* 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



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