

Berlin

Hartford County

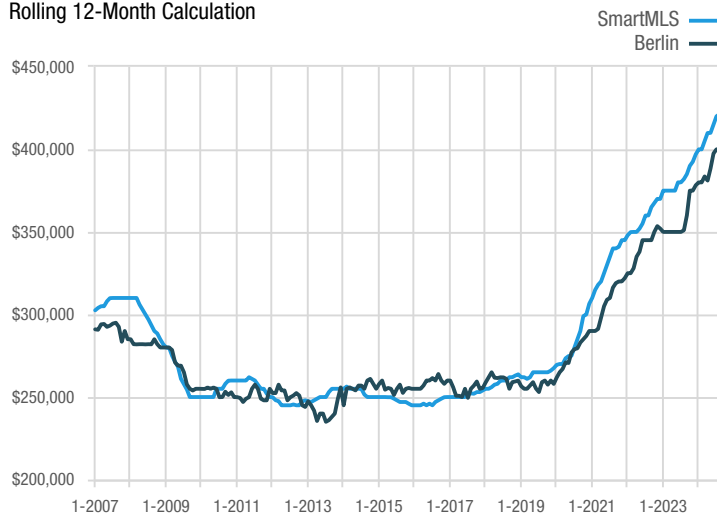
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	14	18	+ 28.6%	134	112	- 16.4%
Pending Sales	11	18	+ 63.6%	120	101	- 15.8%
Closed Sales	11	17	+ 54.5%	108	96	- 11.1%
Days on Market Until Sale	25	26	+ 4.0%	25	18	- 28.0%
Median Sales Price*	\$400,000	\$480,100	+ 20.0%	\$365,000	\$402,500	+ 10.3%
Average Sales Price*	\$463,773	\$488,481	+ 5.3%	\$401,763	\$427,304	+ 6.4%
Percent of List Price Received*	105.5%	104.9%	- 0.6%	103.6%	105.8%	+ 2.1%
Inventory of Homes for Sale	22	18	- 18.2%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	2	5	+ 150.0%	20	28	+ 40.0%
Pending Sales	3	3	0.0%	20	25	+ 25.0%
Closed Sales	4	5	+ 25.0%	21	26	+ 23.8%
Days on Market Until Sale	156	10	- 93.6%	50	17	- 66.0%
Median Sales Price*	\$431,207	\$293,000	- 32.1%	\$370,000	\$322,750	- 12.8%
Average Sales Price*	\$412,088	\$264,903	- 35.7%	\$326,622	\$342,762	+ 4.9%
Percent of List Price Received*	121.3%	109.7%	- 9.6%	106.6%	102.9%	- 3.5%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	2.4	3.4	+ 41.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

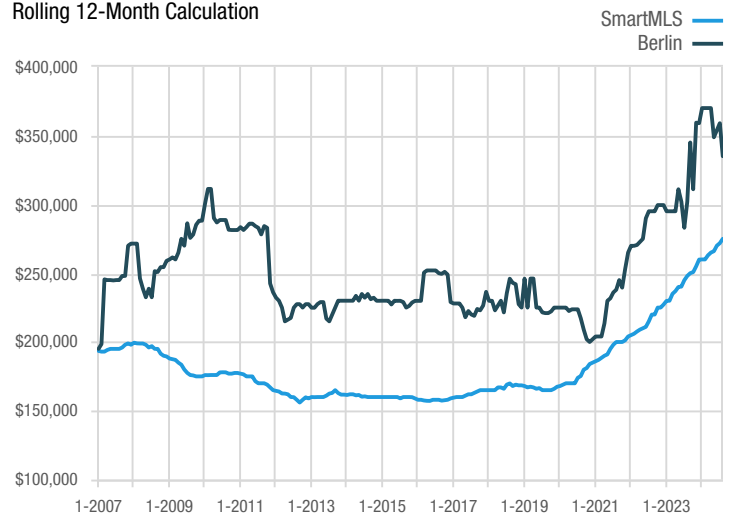
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.