

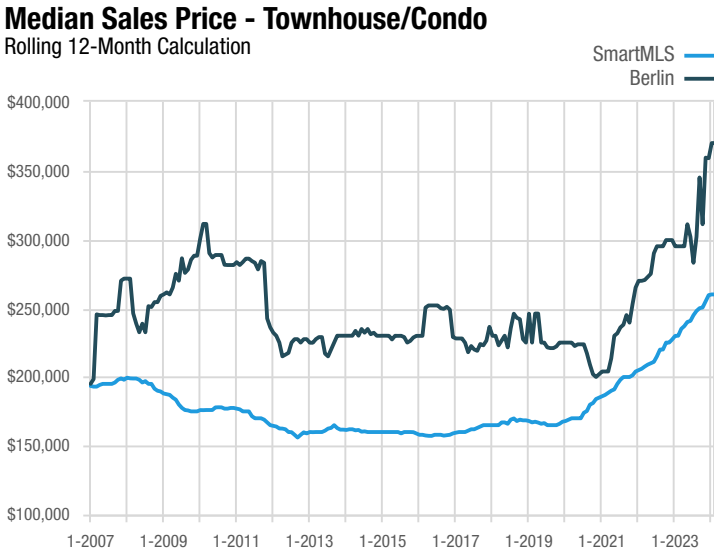
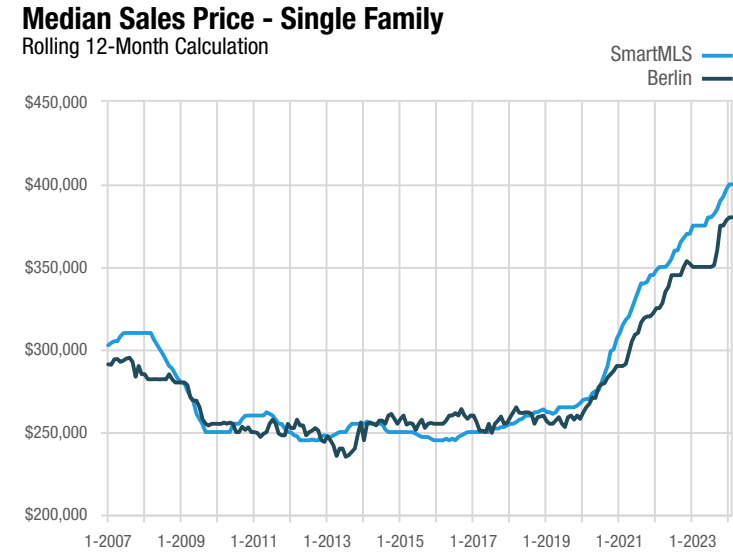
Berlin

Hartford County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	11	10	- 9.1%	21	21	0.0%
Pending Sales	8	13	+ 62.5%	19	24	+ 26.3%
Closed Sales	6	9	+ 50.0%	11	21	+ 90.9%
Days on Market Until Sale	39	40	+ 2.6%	42	24	- 42.9%
Median Sales Price*	\$275,000	\$352,000	+ 28.0%	\$260,000	\$380,000	+ 46.2%
Average Sales Price*	\$322,500	\$348,611	+ 8.1%	\$292,875	\$401,378	+ 37.0%
Percent of List Price Received*	98.8%	102.6%	+ 3.8%	100.5%	104.5%	+ 4.0%
Inventory of Homes for Sale	17	12	- 29.4%	—	—	—
Months Supply of Inventory	1.4	0.8	- 42.9%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	3	+ 200.0%	4	3	- 25.0%
Pending Sales	3	1	- 66.7%	7	2	- 71.4%
Closed Sales	4	2	- 50.0%	7	4	- 42.9%
Days on Market Until Sale	62	49	- 21.0%	43	27	- 37.2%
Median Sales Price*	\$298,500	\$392,500	+ 31.5%	\$188,000	\$392,500	+ 108.8%
Average Sales Price*	\$290,500	\$392,500	+ 35.1%	\$238,571	\$386,750	+ 62.1%
Percent of List Price Received*	96.8%	97.5%	+ 0.7%	102.4%	98.9%	- 3.4%
Inventory of Homes for Sale	4	9	+ 125.0%	—	—	—
Months Supply of Inventory	1.0	4.5	+ 350.0%	—	—	—

\* 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.



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.