Local Market Update – October 2019

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

Billerica

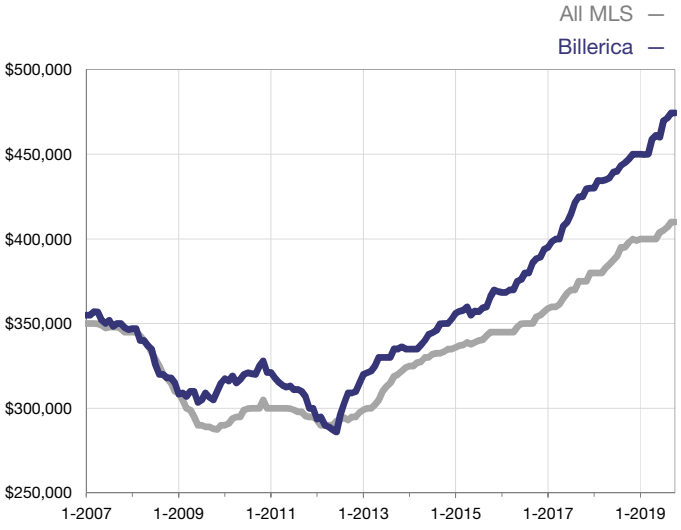
Single-Family Properties	October			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	28	**48**	+ 71.4%	319	**384**	+ 20.4%
Closed Sales	24	**34**	+ 41.7%	313	**347**	+ 10.9%
Median Sales Price*	$430,000	**$456,500**	+ 6.2%	$450,000	**$475,000**	+ 5.6%
Inventory of Homes for Sale	83	**41**	- 50.6%	--	--	--
Months Supply of Inventory	2.6	**1.2**	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	68	**57**	- 16.2%	38	**49**	+ 28.9%
Percent of Original List Price Received*	98.5%	**97.0%**	- 1.5%	100.3%	**99.6%**	- 0.7%
New Listings	44	**37**	- 15.9%	414	**434**	+ 4.8%

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

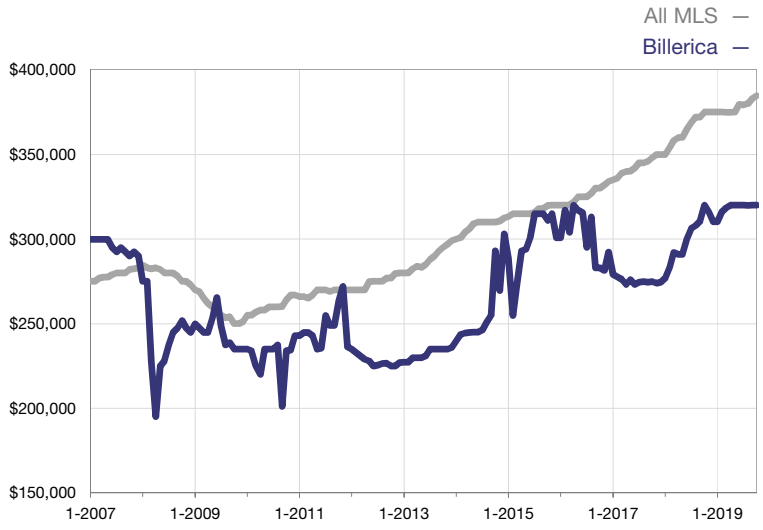
Condominium Properties	October			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	11	**8**	- 27.3%	71	**60**	- 15.5%
Closed Sales	8	**3**	- 62.5%	71	**54**	- 23.9%
Median Sales Price*	$316,000	**$183,000**	- 42.1%	$317,000	**$324,450**	+ 2.4%
Inventory of Homes for Sale	10	**8**	- 20.0%	--	--	--
Months Supply of Inventory	1.5	**1.3**	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	15	**17**	+ 13.3%	22	**26**	+ 18.2%
Percent of Original List Price Received*	99.7%	**98.1%**	- 1.6%	100.8%	**99.5%**	- 1.3%
New Listings	11	**5**	- 54.5%	81	**65**	- 19.8%

* 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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