

# Local Market Update – December 2022

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## Billerica

### Single-Family Properties

| Key Metrics                              | December  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| Pending Sales                            | 20        | 18               | - 10.0% | 432          | 354              | - 18.1% |
| Closed Sales                             | 34        | 25               | - 26.5% | 429          | 355              | - 17.2% |
| Median Sales Price*                      | \$570,000 | <b>\$590,000</b> | + 3.5%  | \$578,000    | <b>\$625,000</b> | + 8.1%  |
| Inventory of Homes for Sale              | 27        | 26               | - 3.7%  | --           | --               | --      |
| Months Supply of Inventory               | 0.8       | <b>0.9</b>       | + 12.5% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 29        | <b>44</b>        | + 51.7% | 24           | <b>25</b>        | + 4.2%  |
| Percent of Original List Price Received* | 99.5%     | <b>96.4%</b>     | - 3.1%  | 104.3%       | <b>104.3%</b>    | 0.0%    |
| New Listings                             | 23        | 12               | - 47.8% | 460          | 397              | - 13.7% |

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

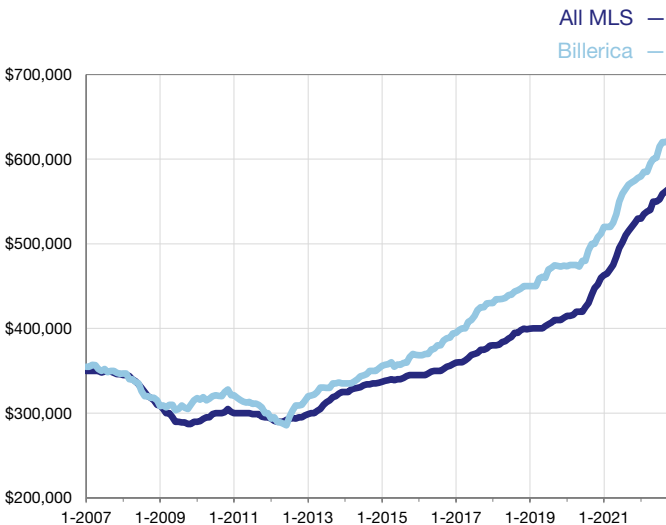
### Condominium Properties

| Key Metrics                              | December  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| Pending Sales                            | 3         | 1                | - 66.7%  | 78           | 62               | - 20.5% |
| Closed Sales                             | 9         | 4                | - 55.6%  | 81           | 64               | - 21.0% |
| Median Sales Price*                      | \$420,000 | <b>\$442,500</b> | + 5.4%   | \$360,000    | <b>\$434,000</b> | + 20.6% |
| Inventory of Homes for Sale              | 2         | 4                | + 100.0% | --           | --               | --      |
| Months Supply of Inventory               | 0.3       | <b>0.8</b>       | + 166.7% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 18        | 17               | - 5.6%   | 25           | 19               | - 24.0% |
| Percent of Original List Price Received* | 101.6%    | <b>97.7%</b>     | - 3.8%   | 102.5%       | <b>104.2%</b>    | + 1.7%  |
| New Listings                             | 3         | 3                | 0.0%     | 86           | 67               | - 22.1% |

\* 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

