

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	20	- 20.0%	25	20	- 20.0%
Closed Sales	23	17	- 26.1%	23	17	- 26.1%
Median Sales Price*	\$575,000	\$660,000	+ 14.8%	\$575,000	\$660,000	+ 14.8%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.0%	27	37	+ 37.0%
Percent of Original List Price Received*	105.0%	98.5%	- 6.2%	105.0%	98.5%	- 6.2%
New Listings	25	13	- 48.0%	25	13	- 48.0%

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

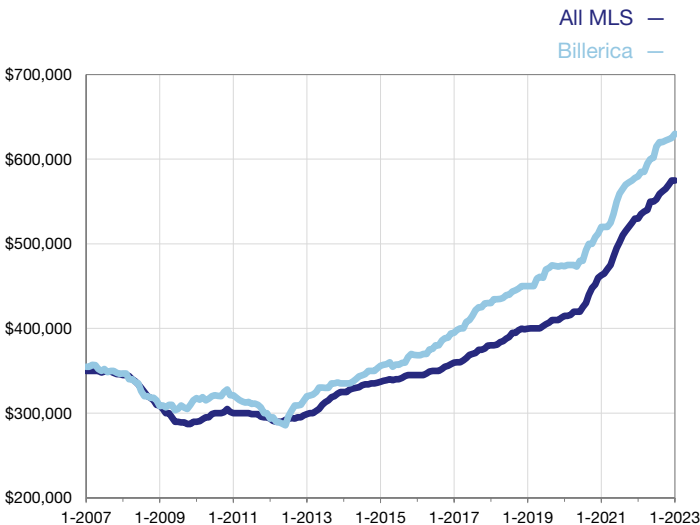
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$505,000	\$528,000	+ 4.6%	\$505,000	\$528,000	+ 4.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	19	28	+ 47.4%
Percent of Original List Price Received*	107.4%	99.6%	- 7.3%	107.4%	99.6%	- 7.3%
New Listings	3	1	- 66.7%	3	1	- 66.7%

* 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

