

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	42	39	- 7.1%	236	278	+ 17.8%
Closed Sales	34	46	+ 35.3%	195	234	+ 20.0%
Median Sales Price*	\$449,950	\$500,000	+ 11.1%	\$450,000	\$480,000	+ 6.7%
Inventory of Homes for Sale	68	38	- 44.1%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	35	+ 45.8%	38	51	+ 34.2%
Percent of Original List Price Received*	103.2%	100.9%	- 2.2%	100.9%	99.6%	- 1.3%
New Listings	55	35	- 36.4%	287	310	+ 8.0%

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

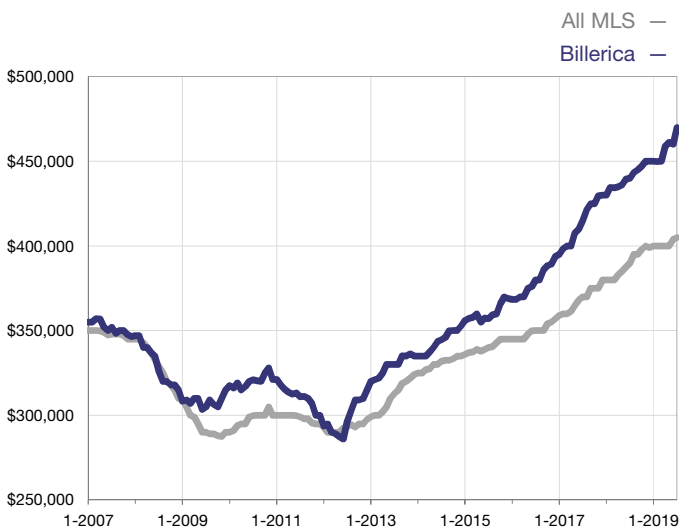
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	4	- 63.6%	48	42	- 12.5%
Closed Sales	11	2	- 81.8%	46	38	- 17.4%
Median Sales Price*	\$320,000	\$303,750	- 5.1%	\$314,000	\$324,450	+ 3.3%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	26	19	- 26.9%	25	29	+ 16.0%
Percent of Original List Price Received*	98.6%	103.5%	+ 5.0%	100.8%	99.9%	- 0.9%
New Listings	6	7	+ 16.7%	51	43	- 15.7%

* 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



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