

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 18 | 41 | + 127.8% | 88 | 122 | + 38.6% |
| Closed Sales | 25 | 27 | + 8.0% | 83 | 83 | 0.0% |
| Median Sales Price* | \$467,000 | \$520,000 | + 11.3% | \$465,000 | \$520,000 | + 11.8% |
| Inventory of Homes for Sale | 29 | 15 | - 48.3% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.5 | - 44.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 34 | 20 | - 41.2% | 47 | 32 | - 31.9% |
| Percent of Original List Price Received* | 101.7% | 105.3% | + 3.5% | 100.1% | 103.1% | + 3.0% |
| New Listings | 27 | 48 | + 77.8% | 112 | 127 | + 13.4% |

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

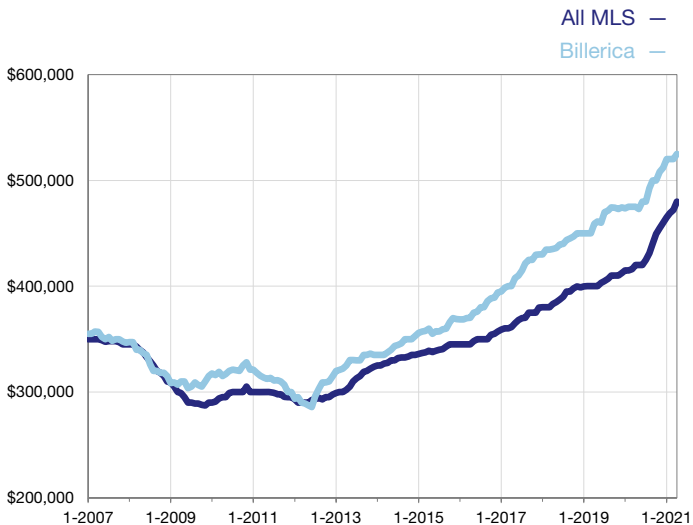
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 3 | 4 | + 33.3% | 15 | 19 | + 26.7% |
| Closed Sales | 6 | 3 | - 50.0% | 11 | 18 | + 63.6% |
| Median Sales Price* | \$435,000 | \$275,000 | - 36.8% | \$405,000 | \$312,500 | - 22.8% |
| Inventory of Homes for Sale | 4 | 5 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.0 | + 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 20 | - 13.0% | 33 | 22 | - 33.3% |
| Percent of Original List Price Received* | 99.8% | 103.2% | + 3.4% | 98.9% | 100.9% | + 2.0% |
| New Listings | 3 | 6 | + 100.0% | 19 | 24 | + 26.3% |

* 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

