

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Billerica

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	35	+ 34.6%	114	155	+ 36.0%
Closed Sales	19	37	+ 94.7%	102	120	+ 17.6%
Median Sales Price*	\$496,000	<b>\$595,000</b>	+ 20.0%	\$471,500	<b>\$549,950</b>	+ 16.6%
Inventory of Homes for Sale	37	10	- 73.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	41	18	- 56.1%	46	28	- 39.1%
Percent of Original List Price Received*	99.3%	<b>108.2%</b>	+ 9.0%	99.9%	<b>104.7%</b>	+ 4.8%
New Listings	37	33	- 10.8%	149	160	+ 7.4%

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

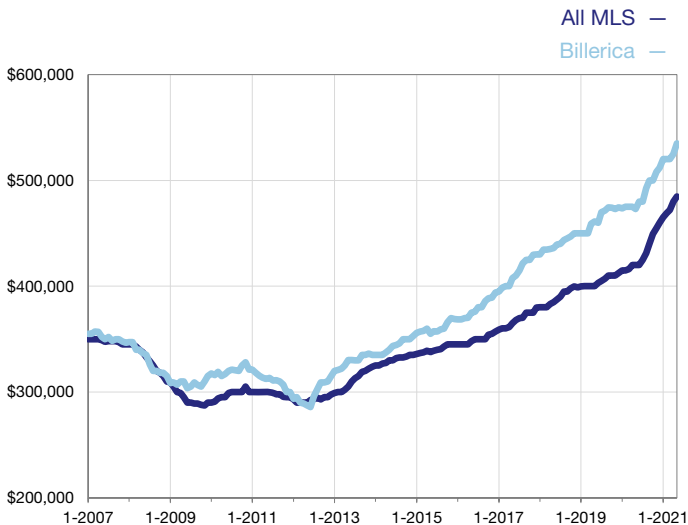
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	3	+ 50.0%	17	21	+ 23.5%
Closed Sales	4	3	- 25.0%	15	21	+ 40.0%
Median Sales Price*	\$413,750	<b>\$360,000</b>	- 13.0%	\$405,000	<b>\$350,000</b>	- 13.6%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	23	20	- 13.0%	30	22	- 26.7%
Percent of Original List Price Received*	100.9%	<b>103.4%</b>	+ 2.5%	99.4%	<b>101.2%</b>	+ 1.8%
New Listings	3	3	0.0%	22	27	+ 22.7%

\* 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

