

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	33	22	- 33.3%	412	339	- 17.7%
Closed Sales	55	21	- 61.8%	395	329	- 16.7%
Median Sales Price*	\$600,000	\$570,000	- 5.0%	\$580,000	\$625,100	+ 7.8%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	25	43	+ 72.0%	24	24	0.0%
Percent of Original List Price Received*	102.9%	98.7%	- 4.1%	104.7%	104.9%	+ 0.2%
New Listings	29	22	- 24.1%	437	385	- 11.9%

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

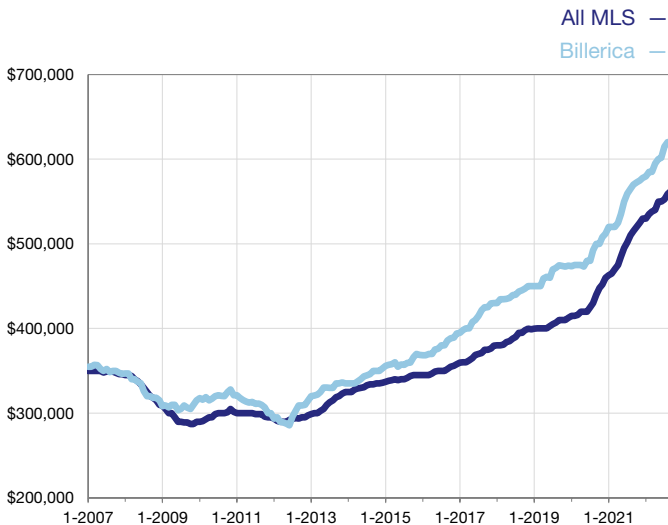
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	3	- 70.0%	75	61	- 18.7%
Closed Sales	9	2	- 77.8%	72	60	- 16.7%
Median Sales Price*	\$283,000	\$317,450	+ 12.2%	\$355,000	\$434,000	+ 22.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	19	- 29.6%	26	19	- 26.9%
Percent of Original List Price Received*	102.2%	101.6%	- 0.6%	102.7%	104.7%	+ 1.9%
New Listings	8	2	- 75.0%	83	64	- 22.9%

* 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

