

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 20 | 15 | - 25.0% | 45 | 30 | - 33.3% |
| Closed Sales | 17 | 13 | - 23.5% | 40 | 30 | - 25.0% |
| Median Sales Price* | \$653,000 | \$610,000 | - 6.6% | \$580,000 | \$630,000 | + 8.6% |
| Inventory of Homes for Sale | 22 | 15 | - 31.8% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.5 | - 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 54 | + 170.0% | 24 | 45 | + 87.5% |
| Percent of Original List Price Received* | 107.1% | 99.4% | - 7.2% | 105.9% | 98.9% | - 6.6% |
| New Listings | 18 | 9 | - 50.0% | 43 | 22 | - 48.8% |

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

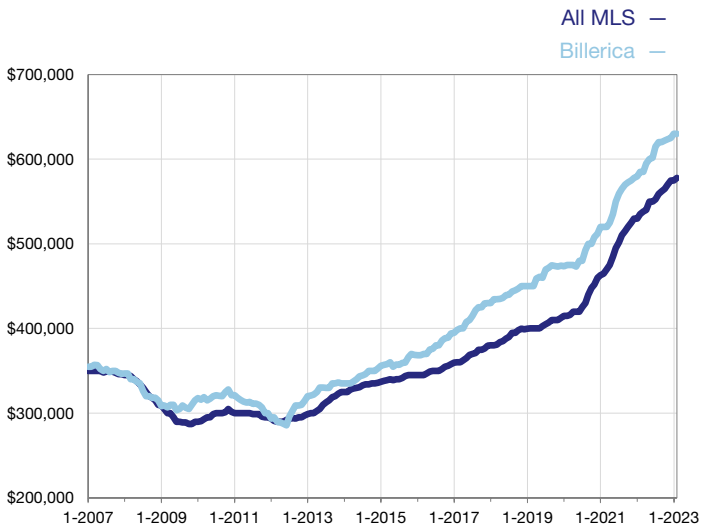
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 1 | - 66.7% | 7 | 6 | - 14.3% |
| Closed Sales | 4 | 3 | - 25.0% | 7 | 6 | - 14.3% |
| Median Sales Price* | \$273,500 | \$435,000 | + 59.0% | \$420,000 | \$437,500 | + 4.2% |
| Inventory of Homes for Sale | 4 | 1 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.2 | - 66.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 34 | + 30.8% | 23 | 31 | + 34.8% |
| Percent of Original List Price Received* | 103.1% | 99.5% | - 3.5% | 104.9% | 99.5% | - 5.1% |
| New Listings | 6 | 2 | - 66.7% | 9 | 3 | - 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

