

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.

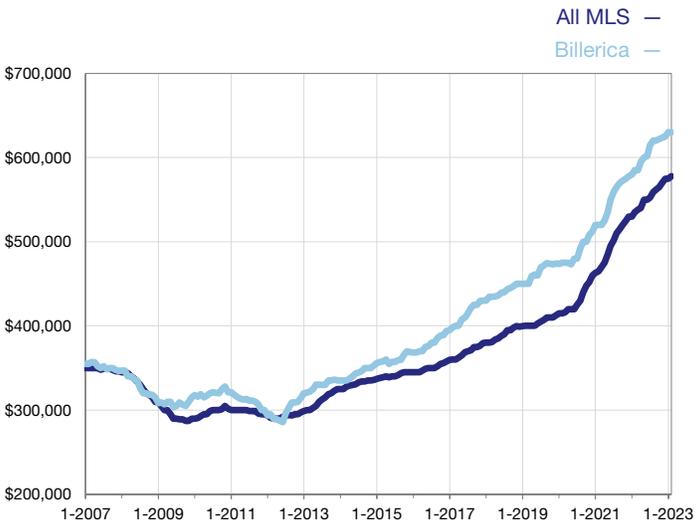
Condominium Properties

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

