

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	24	- 27.3%	78	52	- 33.3%
Closed Sales	26	20	- 23.1%	66	50	- 24.2%
Median Sales Price*	\$625,000	\$680,000	+ 8.8%	\$587,500	\$662,500	+ 12.8%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	59	+ 195.0%	22	50	+ 127.3%
Percent of Original List Price Received*	109.5%	100.2%	- 8.5%	107.3%	99.4%	- 7.4%
New Listings	42	20	- 52.4%	85	42	- 50.6%

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

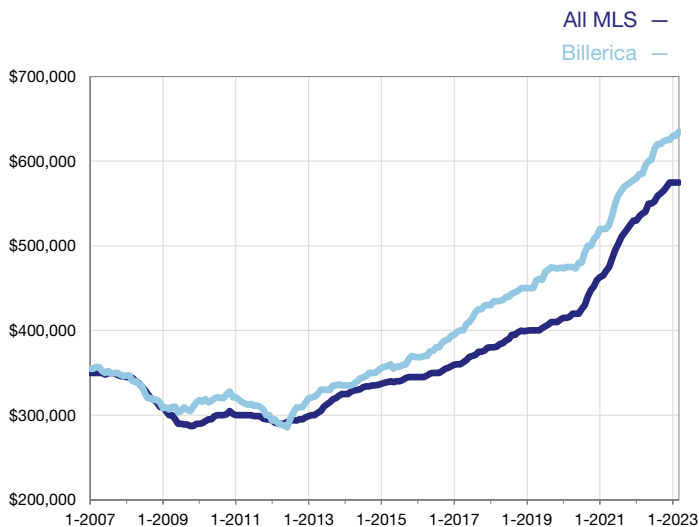
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	3	- 62.5%	15	9	- 40.0%
Closed Sales	7	2	- 71.4%	14	8	- 42.9%
Median Sales Price*	\$475,000	\$476,000	+ 0.2%	\$430,050	\$437,500	+ 1.7%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	12	- 47.8%	23	26	+ 13.0%
Percent of Original List Price Received*	106.0%	96.9%	- 8.6%	105.5%	98.9%	- 6.3%
New Listings	9	2	- 77.8%	18	5	- 72.2%

* 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

