

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	43	25	- 41.9%	121	72	- 40.5%
Closed Sales	30	15	- 50.0%	96	65	- 32.3%
Median Sales Price*	\$741,200	\$660,000	- 11.0%	\$619,000	\$660,000	+ 6.6%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	26	37	+ 42.3%	24	47	+ 95.8%
Percent of Original List Price Received*	107.3%	104.2%	- 2.9%	107.3%	100.5%	- 6.3%
New Listings	42	21	- 50.0%	127	63	- 50.4%

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

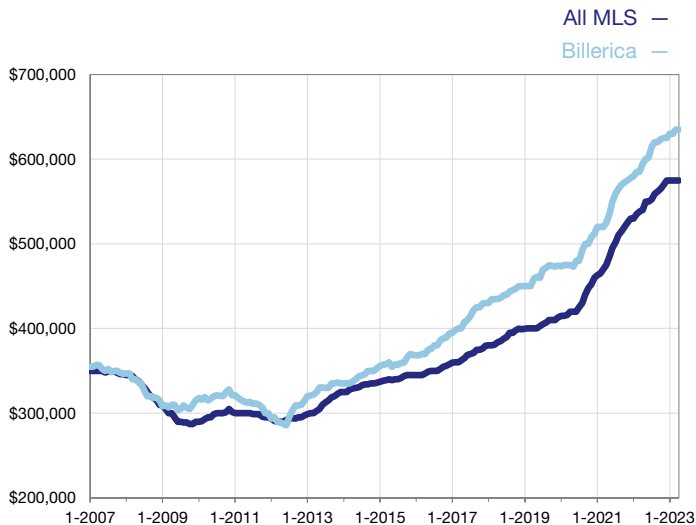
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	1	- 85.7%	22	9	- 59.1%
Closed Sales	4	1	- 75.0%	18	9	- 50.0%
Median Sales Price*	\$545,500	\$600,000	+ 10.0%	\$456,000	\$440,000	- 3.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	15	5	- 66.7%	21	24	+ 14.3%
Percent of Original List Price Received*	110.3%	109.1%	- 1.1%	106.6%	100.0%	- 6.2%
New Listings	8	2	- 75.0%	26	7	- 73.1%

* 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

