

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Billerica

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	27	- 30.8%	160	97	- 39.4%
Closed Sales	44	21	- 52.3%	140	86	- 38.6%
Median Sales Price*	\$680,000	<b>\$680,000</b>	0.0%	\$633,000	<b>\$662,500</b>	+ 4.7%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	0.7	<b>0.9</b>	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	23	40	+ 73.9%
Percent of Original List Price Received*	109.0%	<b>104.2%</b>	- 4.4%	107.8%	<b>101.4%</b>	- 5.9%
New Listings	39	33	- 15.4%	166	96	- 42.2%

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

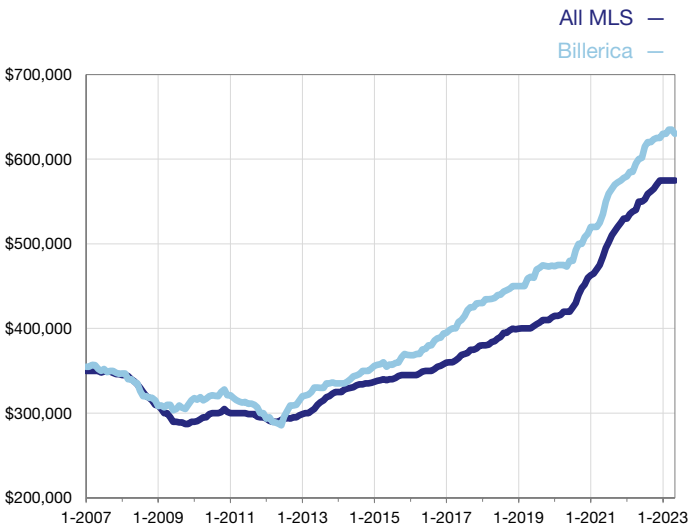
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	28	12	- 57.1%
Closed Sales	5	1	- 80.0%	23	10	- 56.5%
Median Sales Price*	\$440,000	<b>\$489,000</b>	+ 11.1%	\$440,000	<b>\$464,500</b>	+ 5.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.4	<b>0.2</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	5	- 68.8%	20	22	+ 10.0%
Percent of Original List Price Received*	102.5%	<b>101.9%</b>	- 0.6%	105.7%	<b>100.2%</b>	- 5.2%
New Listings	3	3	0.0%	29	10	- 65.5%

\* 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

