

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	33	+ 6.5%	191	128	- 33.0%
Closed Sales	45	29	- 35.6%	185	115	- 37.8%
Median Sales Price*	\$627,000	\$740,000	+ 18.0%	\$630,000	\$680,000	+ 7.9%
Inventory of Homes for Sale	42	18	- 57.1%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	18	34	+ 88.9%	22	38	+ 72.7%
Percent of Original List Price Received*	106.5%	106.2%	- 0.3%	107.5%	102.6%	- 4.6%
New Listings	51	30	- 41.2%	217	126	- 41.9%

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

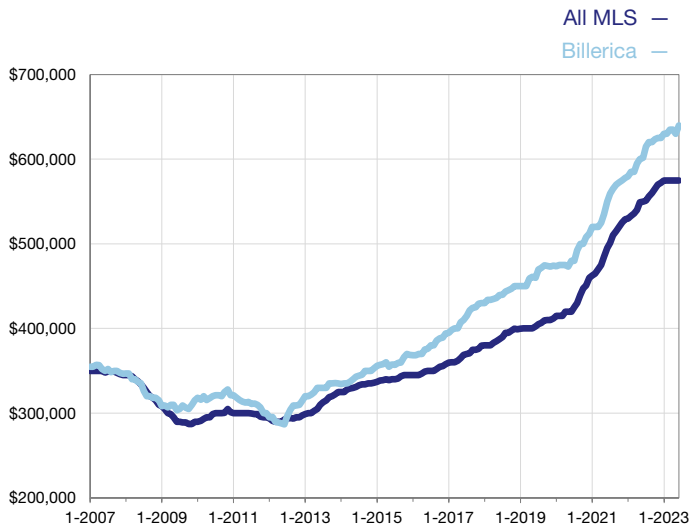
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	31	16	- 48.4%
Closed Sales	8	4	- 50.0%	31	14	- 54.8%
Median Sales Price*	\$415,000	\$645,500	+ 55.5%	\$440,000	\$508,500	+ 15.6%
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	21	15	- 28.6%	20	20	0.0%
Percent of Original List Price Received*	102.8%	105.9%	+ 3.0%	104.9%	101.8%	- 3.0%
New Listings	5	4	- 20.0%	34	14	- 58.8%

* 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

