

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Billerica

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	24	- 22.6%	222	148	- 33.3%
Closed Sales	25	22	- 12.0%	210	137	- 34.8%
Median Sales Price*	\$650,000	<b>\$668,000</b>	+ 2.8%	\$635,500	<b>\$679,000</b>	+ 6.8%
Inventory of Homes for Sale	50	20	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	14	17	+ 21.4%	21	35	+ 66.7%
Percent of Original List Price Received*	105.4%	<b>106.9%</b>	+ 1.4%	107.3%	<b>103.3%</b>	- 3.7%
New Listings	42	24	- 42.9%	259	150	- 42.1%

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

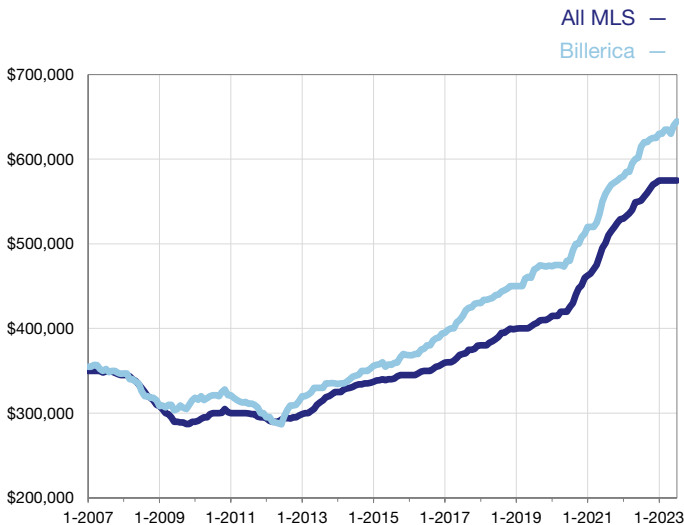
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	37	19	- 48.6%
Closed Sales	4	2	- 50.0%	35	16	- 54.3%
Median Sales Price*	\$585,000	<b>\$500,500</b>	- 14.4%	\$440,000	<b>\$507,000</b>	+ 15.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	15	26	+ 73.3%	20	21	+ 5.0%
Percent of Original List Price Received*	105.3%	<b>102.1%</b>	- 3.0%	105.0%	<b>101.9%</b>	- 3.0%
New Listings	7	4	- 42.9%	41	18	- 56.1%

\* 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

