

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	31	- 6.1%	255	177	- 30.6%
Closed Sales	42	29	- 31.0%	252	166	- 34.1%
Median Sales Price*	\$625,000	\$625,000	0.0%	\$630,000	\$675,000	+ 7.1%
Inventory of Homes for Sale	49	13	- 73.5%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	21	33	+ 57.1%
Percent of Original List Price Received*	102.9%	104.3%	+ 1.4%	106.5%	103.5%	- 2.8%
New Listings	36	24	- 33.3%	295	174	- 41.0%

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

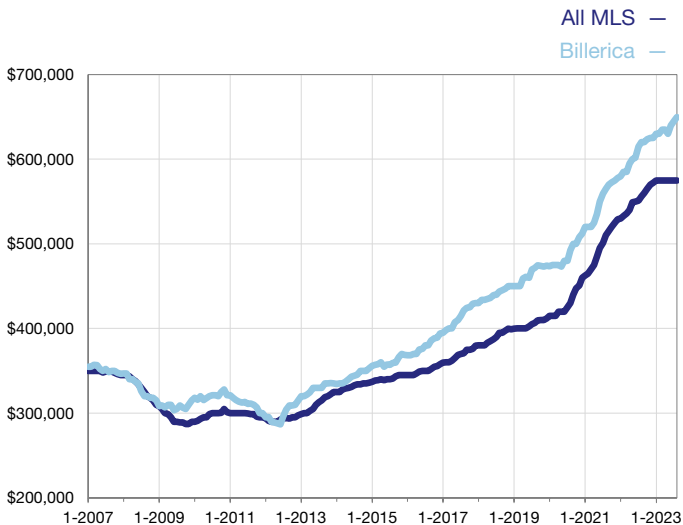
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	43	26	- 39.5%
Closed Sales	7	5	- 28.6%	42	21	- 50.0%
Median Sales Price*	\$430,000	\$267,500	- 37.8%	\$440,000	\$440,000	0.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	12	23	+ 91.7%	18	21	+ 16.7%
Percent of Original List Price Received*	109.3%	104.2%	- 4.7%	105.7%	102.4%	- 3.1%
New Listings	6	8	+ 33.3%	47	26	- 44.7%

* 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

