

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	24	- 20.0%	285	197	- 30.9%
Closed Sales	25	21	- 16.0%	277	187	- 32.5%
Median Sales Price*	\$610,000	\$655,000	+ 7.4%	\$629,900	\$670,000	+ 6.4%
Inventory of Homes for Sale	49	24	- 51.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	28	16	- 42.9%	21	31	+ 47.6%
Percent of Original List Price Received*	101.9%	102.2%	+ 0.3%	106.1%	103.3%	- 2.6%
New Listings	36	32	- 11.1%	331	206	- 37.8%

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

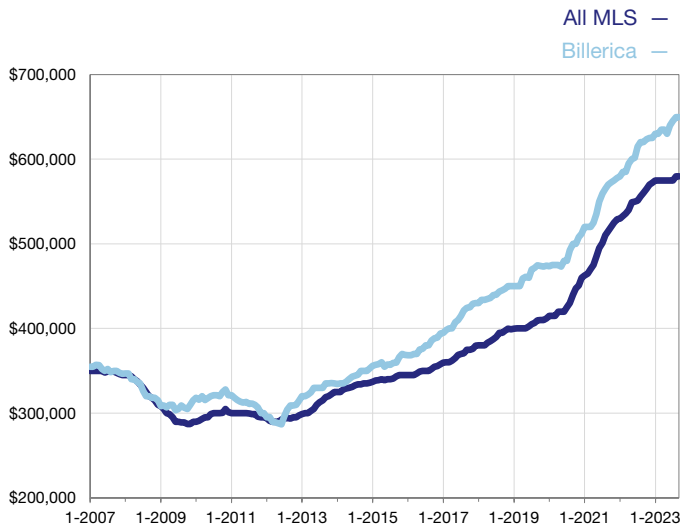
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	52	33	- 36.5%
Closed Sales	3	3	0.0%	45	24	- 46.7%
Median Sales Price*	\$317,000	\$640,000	+ 101.9%	\$440,000	\$458,000	+ 4.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	39	11	- 71.8%	20	20	0.0%
Percent of Original List Price Received*	99.7%	103.4%	+ 3.7%	105.3%	102.5%	- 2.7%
New Listings	10	6	- 40.0%	57	32	- 43.9%

* 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

