

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	28	- 6.7%	315	221	- 29.8%
Closed Sales	32	29	- 9.4%	309	216	- 30.1%
Median Sales Price*	\$629,250	\$668,000	+ 6.2%	\$629,900	\$669,000	+ 6.2%
Inventory of Homes for Sale	37	24	- 35.1%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 3.3%	22	31	+ 40.9%
Percent of Original List Price Received*	98.9%	104.8%	+ 6.0%	105.4%	103.5%	- 1.8%
New Listings	26	27	+ 3.8%	357	233	- 34.7%

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

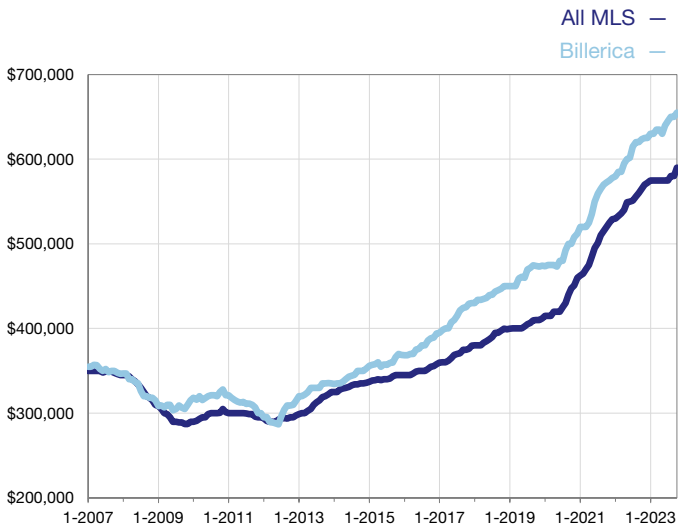
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	58	35	- 39.7%
Closed Sales	13	9	- 30.8%	58	33	- 43.1%
Median Sales Price*	\$315,000	\$495,000	+ 57.1%	\$438,500	\$476,000	+ 8.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	18	+ 12.5%	19	19	0.0%
Percent of Original List Price Received*	103.0%	102.9%	- 0.1%	104.8%	102.6%	- 2.1%
New Listings	4	2	- 50.0%	61	34	- 44.3%

* 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

