

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	18	0.0%	333	238	- 28.5%
Closed Sales	22	21	- 4.5%	331	238	- 28.1%
Median Sales Price*	\$580,000	\$637,100	+ 9.8%	\$627,000	\$662,500	+ 5.7%
Inventory of Homes for Sale	40	19	- 52.5%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	42	23	- 45.2%	24	31	+ 29.2%
Percent of Original List Price Received*	98.8%	101.3%	+ 2.5%	104.9%	103.3%	- 1.5%
New Listings	22	14	- 36.4%	379	247	- 34.8%

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

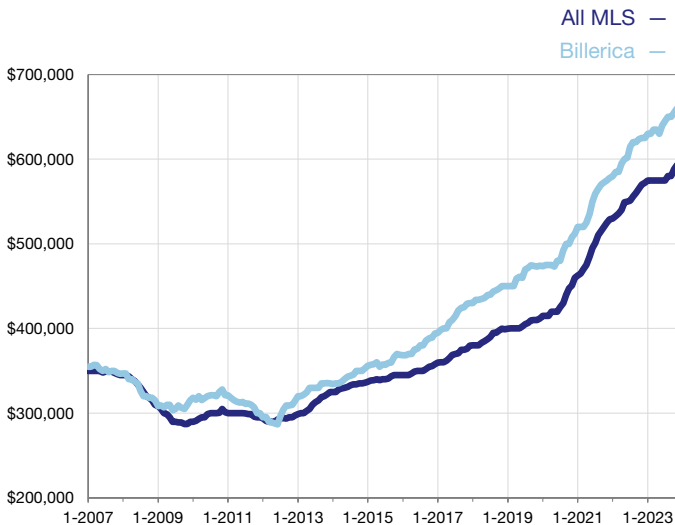
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	60	38	- 36.7%
Closed Sales	2	3	+ 50.0%	60	36	- 40.0%
Median Sales Price*	\$317,450	\$525,000	+ 65.4%	\$434,000	\$482,500	+ 11.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	13	- 31.6%	19	19	0.0%
Percent of Original List Price Received*	101.6%	106.3%	+ 4.6%	104.7%	102.9%	- 1.7%
New Listings	2	2	0.0%	63	36	- 42.9%

* 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

