

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	15	- 16.7%	351	253	- 27.9%
Closed Sales	25	15	- 40.0%	356	253	- 28.9%
Median Sales Price*	\$590,000	\$740,000	+ 25.4%	\$625,000	\$668,000	+ 6.9%
Inventory of Homes for Sale	30	10	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	43	21	- 51.2%	25	30	+ 20.0%
Percent of Original List Price Received*	97.1%	101.0%	+ 4.0%	104.4%	103.1%	- 1.2%
New Listings	12	11	- 8.3%	391	258	- 34.0%

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

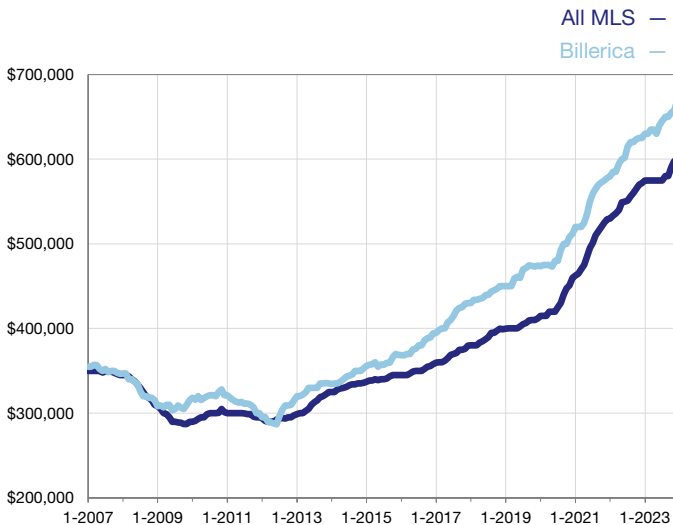
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	61	38	- 37.7%
Closed Sales	4	3	- 25.0%	64	39	- 39.1%
Median Sales Price*	\$442,500	\$341,000	- 22.9%	\$434,000	\$476,000	+ 9.7%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	17	11	- 35.3%	19	18	- 5.3%
Percent of Original List Price Received*	97.7%	98.5%	+ 0.8%	104.2%	102.6%	- 1.5%
New Listings	3	1	- 66.7%	66	37	- 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

