

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	11	- 26.7%	15	11	- 26.7%
Closed Sales	17	14	- 17.6%	17	14	- 17.6%
Median Sales Price*	\$660,000	\$575,000	- 12.9%	\$660,000	\$575,000	- 12.9%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	37	26	- 29.7%	37	26	- 29.7%
Percent of Original List Price Received*	98.5%	102.7%	+ 4.3%	98.5%	102.7%	+ 4.3%
New Listings	12	14	+ 16.7%	12	14	+ 16.7%

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

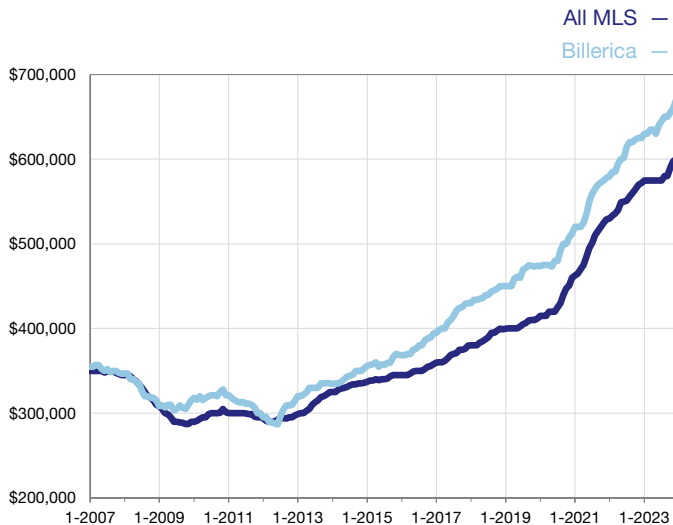
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$528,000	\$256,000	- 51.5%	\$528,000	\$256,000	- 51.5%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	28	12	- 57.1%	28	12	- 57.1%
Percent of Original List Price Received*	99.6%	100.2%	+ 0.6%	99.6%	100.2%	+ 0.6%
New Listings	1	5	+ 400.0%	1	5	+ 400.0%

* 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

