

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	16	+ 33.3%	27	27	0.0%
Closed Sales	13	9	- 30.8%	30	23	- 23.3%
Median Sales Price*	\$610,000	\$660,000	+ 8.2%	\$630,000	\$635,000	+ 0.8%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	54	24	- 55.6%	45	25	- 44.4%
Percent of Original List Price Received*	99.4%	102.7%	+ 3.3%	98.9%	102.7%	+ 3.8%
New Listings	9	16	+ 77.8%	21	30	+ 42.9%

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

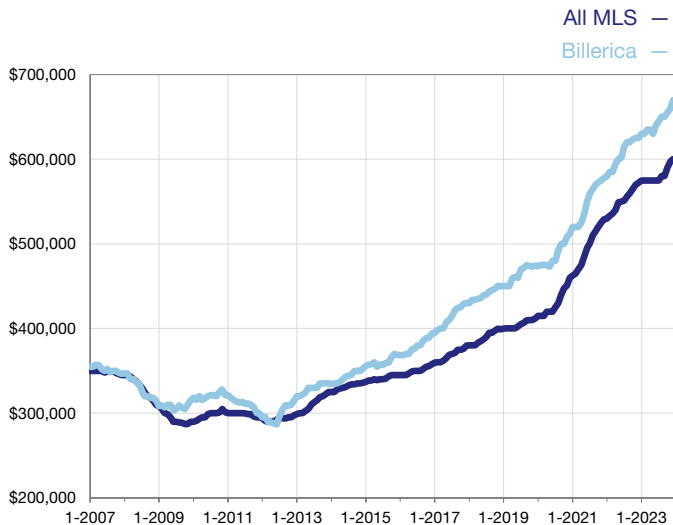
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	4	+ 300.0%	6	7	+ 16.7%
Closed Sales	3	2	- 33.3%	6	3	- 50.0%
Median Sales Price*	\$435,000	\$382,500	- 12.1%	\$437,500	\$265,000	- 39.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	0.3	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	34	19	- 44.1%	31	16	- 48.4%
Percent of Original List Price Received*	99.5%	102.7%	+ 3.2%	99.5%	101.8%	+ 2.3%
New Listings	2	3	+ 50.0%	3	8	+ 166.7%

* 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

