

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	17	- 15.0%	47	43	- 8.5%
Closed Sales	20	19	- 5.0%	50	42	- 16.0%
Median Sales Price*	\$680,000	\$760,000	+ 11.8%	\$662,500	\$662,500	0.0%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	59	27	- 54.2%	50	26	- 48.0%
Percent of Original List Price Received*	100.2%	104.7%	+ 4.5%	99.4%	103.6%	+ 4.2%
New Listings	20	22	+ 10.0%	41	51	+ 24.4%

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

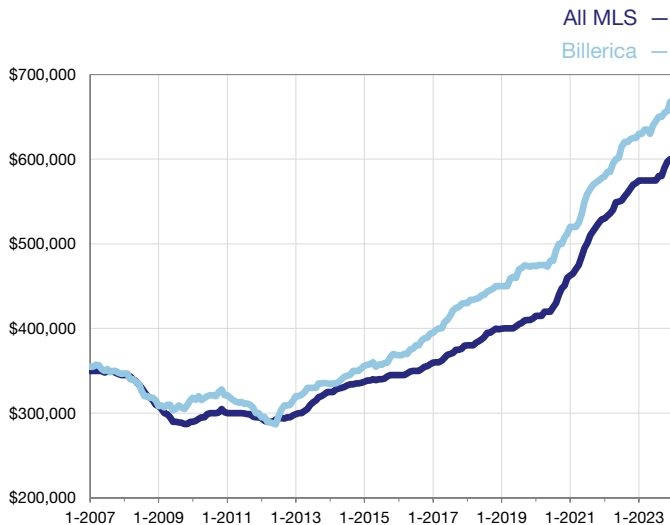
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	6	+ 200.0%	8	13	+ 62.5%
Closed Sales	2	3	+ 50.0%	8	6	- 25.0%
Median Sales Price*	\$476,000	\$330,000	- 30.7%	\$437,500	\$297,500	- 32.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	13	+ 8.3%	26	15	- 42.3%
Percent of Original List Price Received*	96.9%	101.2%	+ 4.4%	98.9%	101.5%	+ 2.6%
New Listings	2	4	+ 100.0%	5	13	+ 160.0%

* 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

