

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	28	+ 21.7%	70	68	- 2.9%
Closed Sales	15	16	+ 6.7%	65	58	- 10.8%
Median Sales Price*	\$660,000	\$657,500	- 0.4%	\$660,000	\$662,500	+ 0.4%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	40	+ 8.1%	47	30	- 36.2%
Percent of Original List Price Received*	104.2%	100.7%	- 3.4%	100.5%	102.8%	+ 2.3%
New Listings	22	23	+ 4.5%	63	74	+ 17.5%

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

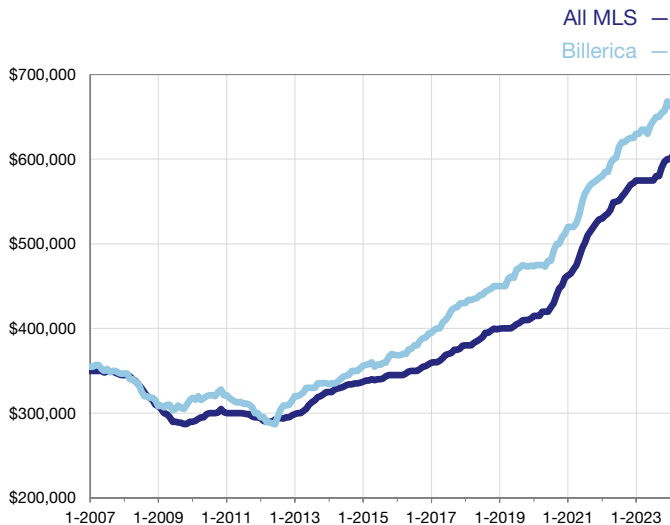
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	5	--	8	17	+ 112.5%
Closed Sales	1	5	+ 400.0%	9	11	+ 22.2%
Median Sales Price*	\$600,000	\$281,000	- 53.2%	\$440,000	\$281,000	- 36.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	5	11	+ 120.0%	24	13	- 45.8%
Percent of Original List Price Received*	109.1%	100.5%	- 7.9%	100.0%	101.1%	+ 1.1%
New Listings	2	7	+ 250.0%	7	20	+ 185.7%

* 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

