

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	25	20	- 20.0%	95	86	- 9.5%
Closed Sales	21	20	- 4.8%	86	78	- 9.3%
Median Sales Price*	\$680,000	\$810,000	+ 19.1%	\$662,500	\$709,950	+ 7.2%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	17	15	- 11.8%	40	26	- 35.0%
Percent of Original List Price Received*	104.2%	104.3%	+ 0.1%	101.4%	103.2%	+ 1.8%
New Listings	33	36	+ 9.1%	96	109	+ 13.5%

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

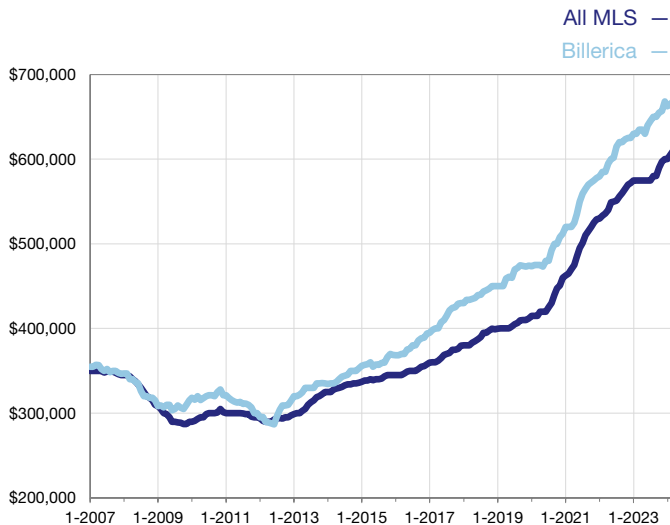
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	6	+ 100.0%	11	23	+ 109.1%
Closed Sales	1	4	+ 300.0%	10	15	+ 50.0%
Median Sales Price*	\$489,000	\$523,700	+ 7.1%	\$464,500	\$330,000	- 29.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	5	22	+ 340.0%	22	15	- 31.8%
Percent of Original List Price Received*	101.9%	98.8%	- 3.0%	100.2%	100.5%	+ 0.3%
New Listings	3	6	+ 100.0%	10	26	+ 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

