

# Local Market Update – August 2024

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## Billerica

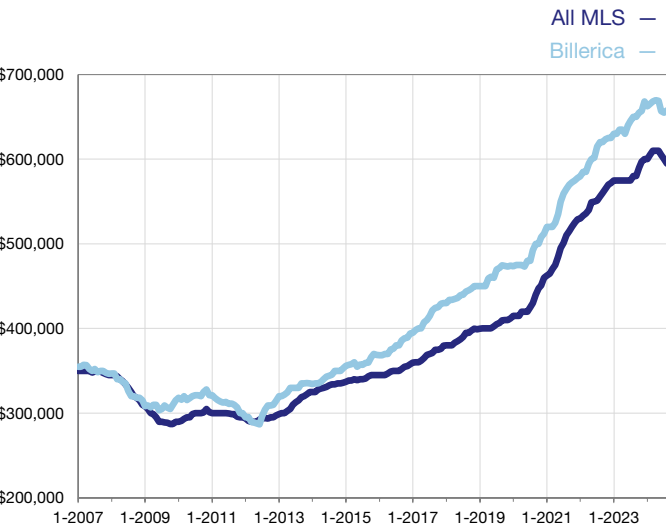
| Single-Family Properties                 | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 25        | 25        | 0.0%    | 170          | 177       | + 4.1%  |
| Closed Sales                             | 29        | 30        | + 3.4%  | 166          | 165       | - 0.6%  |
| Median Sales Price*                      | \$625,000 | \$667,450 | + 6.8%  | \$675,000    | \$685,000 | + 1.5%  |
| Inventory of Homes for Sale              | 23        | 21        | - 8.7%  | --           | --        | --      |
| Months Supply of Inventory               | 1.0       | 1.0       | 0.0%    | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 26        | 30        | + 15.4% | 33           | 24        | - 27.3% |
| Percent of Original List Price Received* | 104.3%    | 100.9%    | - 3.3%  | 103.5%       | 103.4%    | - 0.1%  |
| New Listings                             | 23        | 25        | + 8.7%  | 174          | 201       | + 15.5% |

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

| Condominium Properties                   | August    |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 7         | 7         | 0.0%     | 26           | 43        | + 65.4% |
| Closed Sales                             | 5         | 8         | + 60.0%  | 21           | 36        | + 71.4% |
| Median Sales Price*                      | \$267,500 | \$662,500 | + 147.7% | \$440,000    | \$485,000 | + 10.2% |
| Inventory of Homes for Sale              | 4         | 4         | 0.0%     | --           | --        | --      |
| Months Supply of Inventory               | 1.0       | 0.8       | - 20.0%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 23        | 21        | - 8.7%   | 21           | 17        | - 19.0% |
| Percent of Original List Price Received* | 104.2%    | 100.8%    | - 3.3%   | 102.4%       | 101.6%    | - 0.8%  |
| New Listings                             | 8         | 9         | + 12.5%  | 26           | 47        | + 80.8% |

\* 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

