

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	22	24	+ 9.1%	192	198	+ 3.1%
Closed Sales	21	25	+ 19.0%	187	190	+ 1.6%
Median Sales Price*	\$655,000	\$660,000	+ 0.8%	\$670,000	\$678,500	+ 1.3%
Inventory of Homes for Sale	32	27	- 15.6%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	16	15	- 6.3%	31	23	- 25.8%
Percent of Original List Price Received*	102.3%	104.0%	+ 1.7%	103.4%	103.5%	+ 0.1%
New Listings	32	29	- 9.4%	206	230	+ 11.7%

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

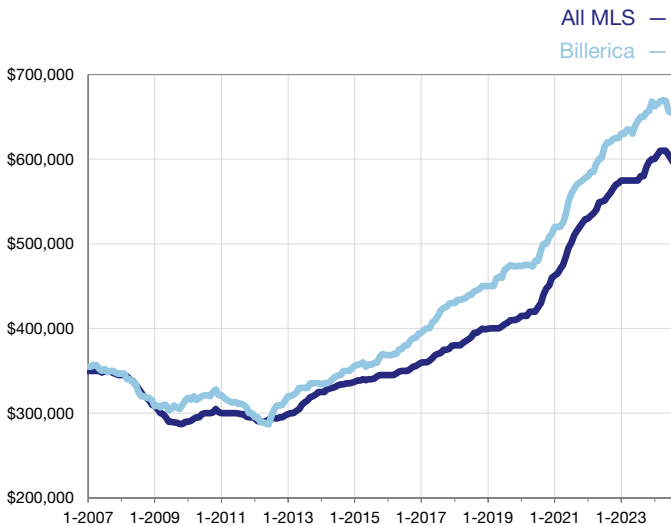
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	32	47	+ 46.9%
Closed Sales	3	2	- 33.3%	24	38	+ 58.3%
Median Sales Price*	\$640,000	\$512,000	- 20.0%	\$458,000	\$485,000	+ 5.9%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	11	17	+ 54.5%	20	17	- 15.0%
Percent of Original List Price Received*	103.4%	103.2%	- 0.2%	102.5%	101.6%	- 0.9%
New Listings	6	7	+ 16.7%	32	54	+ 68.8%

* 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

