

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	28	28	0.0%	220	220	0.0%
Closed Sales	30	22	- 26.7%	217	212	- 2.3%
Median Sales Price*	\$659,000	\$670,000	+ 1.7%	\$668,000	\$678,000	+ 1.5%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	31	24	- 22.6%
Percent of Original List Price Received*	104.2%	100.4%	- 3.6%	103.5%	103.2%	- 0.3%
New Listings	27	29	+ 7.4%	233	259	+ 11.2%

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

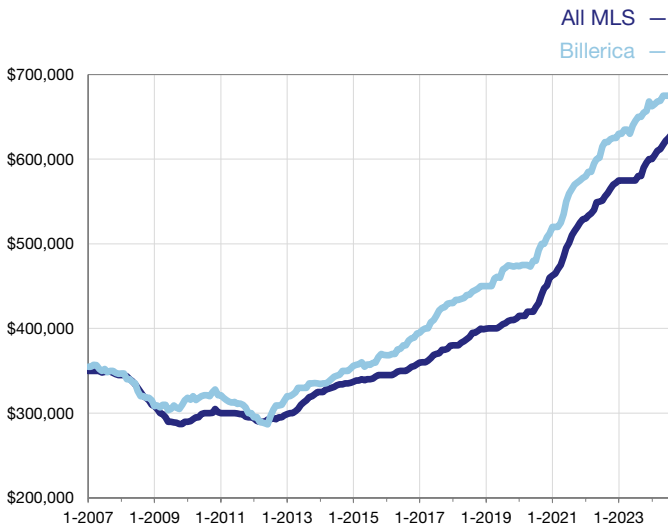
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	10	+ 400.0%	34	57	+ 67.6%
Closed Sales	9	9	0.0%	33	47	+ 42.4%
Median Sales Price*	\$495,000	\$274,900	- 44.5%	\$476,000	\$346,000	- 27.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	19	18	- 5.3%
Percent of Original List Price Received*	102.9%	101.0%	- 1.8%	102.6%	101.5%	- 1.1%
New Listings	2	6	+ 200.0%	34	60	+ 76.5%

* 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

