

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

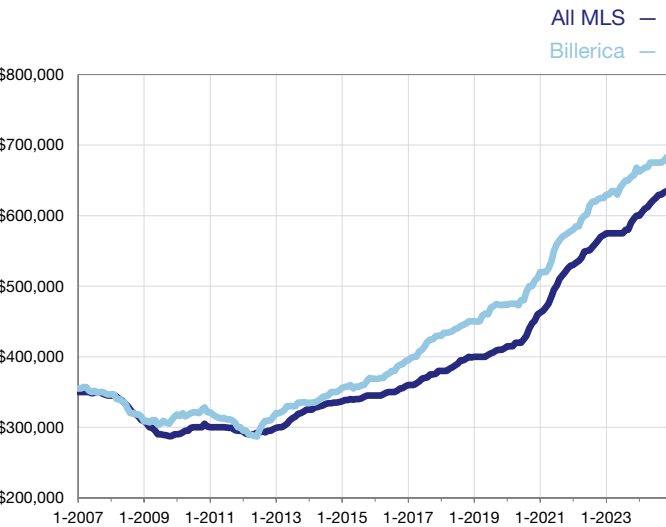
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	24	+ 33.3%	238	240	+ 0.8%
Closed Sales	21	17	- 19.0%	238	230	- 3.4%
Median Sales Price*	\$637,100	\$715,000	+ 12.2%	\$662,500	\$683,000	+ 3.1%
Inventory of Homes for Sale	22	28	+ 27.3%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	23	25	+ 8.7%	31	24	- 22.6%
Percent of Original List Price Received*	101.3%	99.7%	- 1.6%	103.3%	102.9%	- 0.4%
New Listings	14	21	+ 50.0%	247	280	+ 13.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	38	58	+ 52.6%
Closed Sales	3	5	+ 66.7%	36	53	+ 47.2%
Median Sales Price*	\$525,000	\$340,000	- 35.2%	\$482,500	\$346,000	- 28.3%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	19	18	- 5.3%
Percent of Original List Price Received*	106.3%	101.0%	- 5.0%	102.9%	101.4%	- 1.5%
New Listings	2	5	+ 150.0%	36	65	+ 80.6%

* 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

