

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

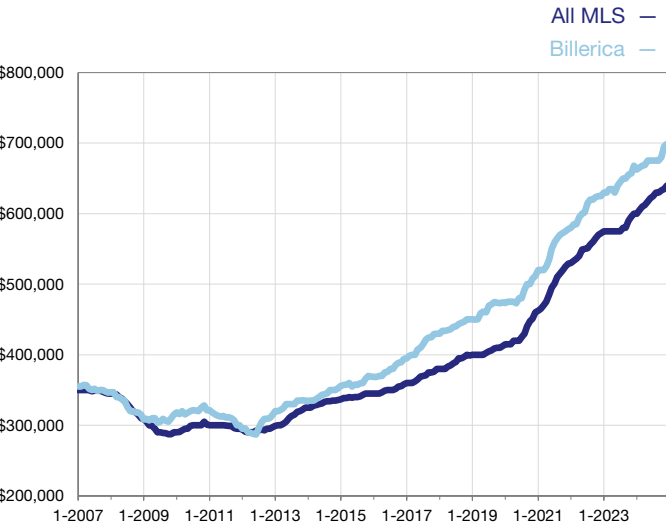
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	21	+ 50.0%	252	260	+ 3.2%
Closed Sales	15	26	+ 73.3%	253	256	+ 1.2%
Median Sales Price*	\$740,000	\$803,450	+ 8.6%	\$668,000	\$699,000	+ 4.6%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	32	+ 52.4%	30	24	- 20.0%
Percent of Original List Price Received*	101.0%	99.4%	- 1.6%	103.1%	102.6%	- 0.5%
New Listings	11	11	0.0%	258	290	+ 12.4%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	6	--	38	64	+ 68.4%
Closed Sales	3	7	+ 133.3%	39	60	+ 53.8%
Median Sales Price*	\$341,000	\$341,000	0.0%	\$476,000	\$343,500	- 27.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	11	28	+ 154.5%	18	19	+ 5.6%
Percent of Original List Price Received*	98.5%	98.8%	+ 0.3%	102.6%	101.1%	- 1.5%
New Listings	1	0	- 100.0%	37	67	+ 81.1%

* 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

