

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Billerica

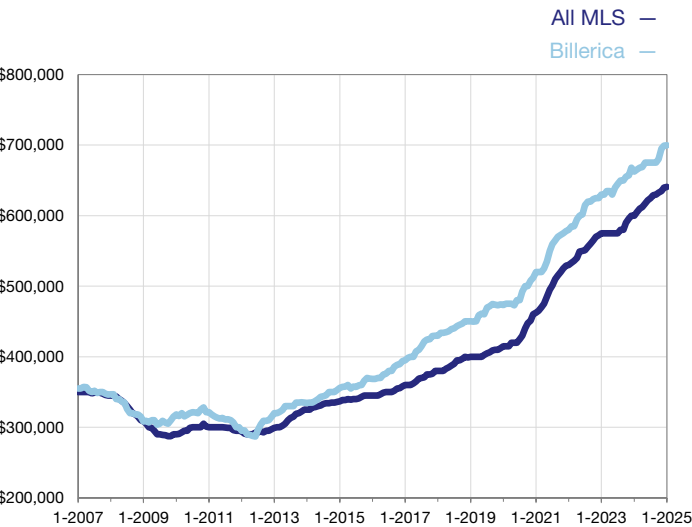
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				11	21	+ 90.9%	11	21	+ 90.9%
Closed Sales				14	15	+ 7.1%	14	15	+ 7.1%
Median Sales Price*				\$575,000	\$815,000	+ 41.7%	\$575,000	\$815,000	+ 41.7%
Inventory of Homes for Sale				18	14	- 22.2%	--	--	--
Months Supply of Inventory				0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale				26	45	+ 73.1%	26	45	+ 73.1%
Percent of Original List Price Received*				102.7%	97.4%	- 5.2%	102.7%	97.4%	- 5.2%
New Listings				14	20	+ 42.9%	14	20	+ 42.9%

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

Condominium Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales				1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*				\$256,000	\$487,250	+ 90.3%	\$256,000	\$487,250	+ 90.3%
Inventory of Homes for Sale				3	6	+ 100.0%	--	--	--
Months Supply of Inventory				0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale				12	31	+ 158.3%	12	31	+ 158.3%
Percent of Original List Price Received*				100.2%	105.9%	+ 5.7%	100.2%	105.9%	+ 5.7%
New Listings				5	12	+ 140.0%	5	12	+ 140.0%

\* 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

