

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

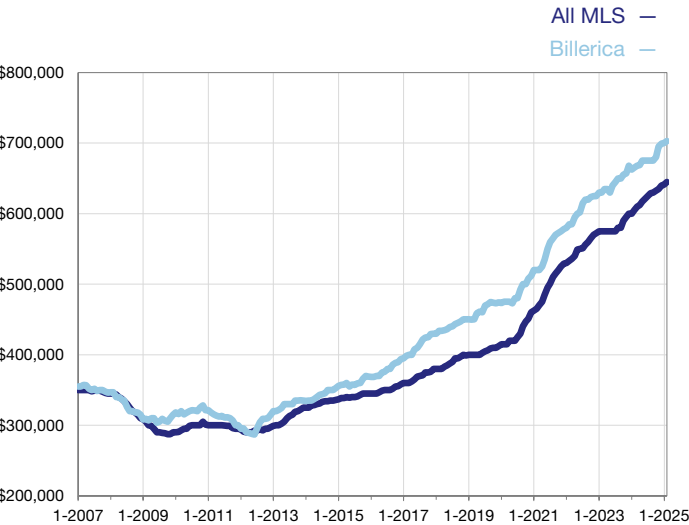
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	25	+ 66.7%	26	43	+ 65.4%
Closed Sales	9	14	+ 55.6%	23	29	+ 26.1%
Median Sales Price*	\$660,000	\$770,000	+ 16.7%	\$635,000	\$805,000	+ 26.8%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	25	35	+ 40.0%
Percent of Original List Price Received*	102.7%	98.6%	- 4.0%	102.7%	98.0%	- 4.6%
New Listings	16	24	+ 50.0%	30	44	+ 46.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	7	11	+ 57.1%
Closed Sales	2	5	+ 150.0%	3	7	+ 133.3%
Median Sales Price*	\$382,500	\$510,000	+ 33.3%	\$265,000	\$510,000	+ 92.5%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	16	28	+ 75.0%
Percent of Original List Price Received*	102.7%	100.8%	- 1.9%	101.8%	102.3%	+ 0.5%
New Listings	4	4	0.0%	9	15	+ 66.7%

* 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

