

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	23	+ 64.3%	40	63	+ 57.5%
Closed Sales	19	25	+ 31.6%	42	54	+ 28.6%
Median Sales Price*	\$760,000	\$710,000	- 6.6%	\$662,500	\$752,500	+ 13.6%
Inventory of Homes for Sale	24	10	- 58.3%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	27	38	+ 40.7%	26	36	+ 38.5%
Percent of Original List Price Received*	104.7%	102.0%	- 2.6%	103.6%	99.8%	- 3.7%
New Listings	22	16	- 27.3%	52	60	+ 15.4%

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

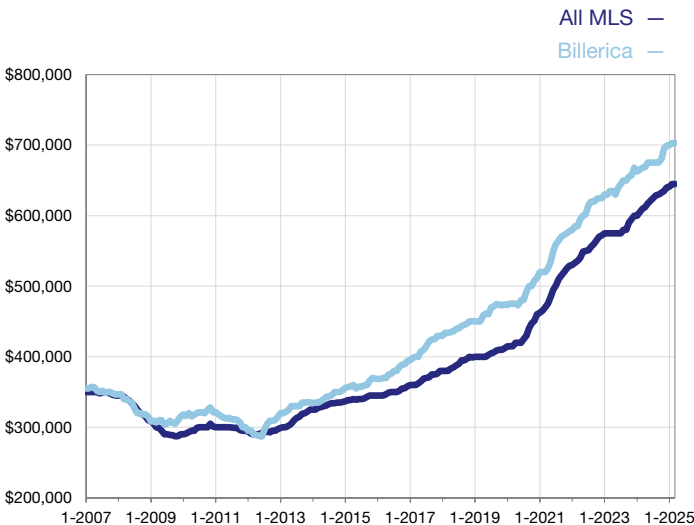
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	1	- 80.0%	12	11	- 8.3%
Closed Sales	3	5	+ 66.7%	6	12	+ 100.0%
Median Sales Price*	\$330,000	\$498,000	+ 50.9%	\$297,500	\$504,000	+ 69.4%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.2	1.1	+ 450.0%	--	--	--
Cumulative Days on Market Until Sale	13	18	+ 38.5%	15	24	+ 60.0%
Percent of Original List Price Received*	101.2%	100.4%	- 0.8%	101.5%	101.5%	0.0%
New Listings	4	2	- 50.0%	13	17	+ 30.8%

* 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

