

# Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Billerica

### Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	26	<b>29</b>	+ 11.5%	66	<b>89</b>	+ 34.8%
Closed Sales	16	<b>25</b>	+ 56.3%	58	<b>79</b>	+ 36.2%
Median Sales Price*	\$657,500	<b>\$710,000</b>	+ 8.0%	\$662,500	<b>\$735,000</b>	+ 10.9%
Inventory of Homes for Sale	17	<b>26</b>	+ 52.9%	--	--	--
Months Supply of Inventory	0.8	<b>1.1</b>	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	40	<b>24</b>	- 40.0%	30	<b>32</b>	+ 6.7%
Percent of Original List Price Received*	100.7%	<b>103.5%</b>	+ 2.8%	102.8%	<b>101.0%</b>	- 1.8%
New Listings	22	<b>42</b>	+ 90.9%	74	<b>102</b>	+ 37.8%

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

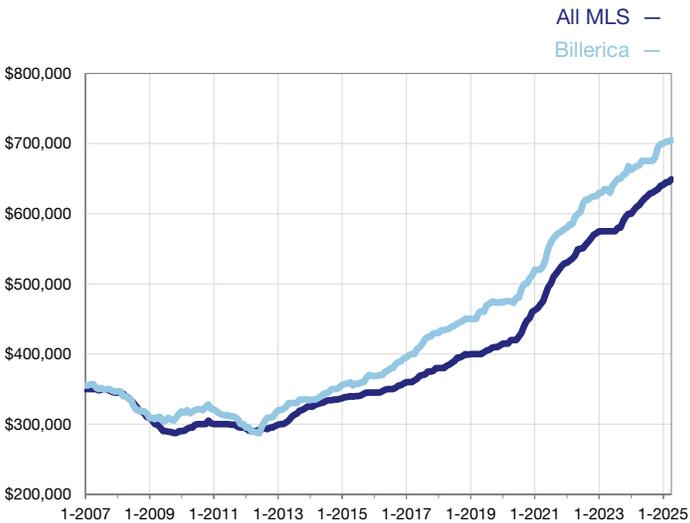
### Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	<b>5</b>	0.0%	17	<b>16</b>	- 5.9%
Closed Sales	5	<b>3</b>	- 40.0%	11	<b>15</b>	+ 36.4%
Median Sales Price*	\$281,000	<b>\$768,200</b>	+ 173.4%	\$281,000	<b>\$510,000</b>	+ 81.5%
Inventory of Homes for Sale	3	<b>2</b>	- 33.3%	--	--	--
Months Supply of Inventory	0.7	<b>0.4</b>	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	11	<b>8</b>	- 27.3%	13	<b>21</b>	+ 61.5%
Percent of Original List Price Received*	100.5%	<b>98.1%</b>	- 2.4%	101.1%	<b>100.8%</b>	- 0.3%
New Listings	7	<b>2</b>	- 71.4%	20	<b>19</b>	- 5.0%

\* 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

