

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	20	39	+ 95.0%	86	122	+ 41.9%
Closed Sales	20	25	+ 25.0%	78	104	+ 33.3%
Median Sales Price*	\$810,000	\$725,000	- 10.5%	\$709,950	\$730,000	+ 2.8%
Inventory of Homes for Sale	27	35	+ 29.6%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	26	29	+ 11.5%
Percent of Original List Price Received*	104.3%	103.8%	- 0.5%	103.2%	101.7%	- 1.5%
New Listings	34	44	+ 29.4%	108	146	+ 35.2%

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

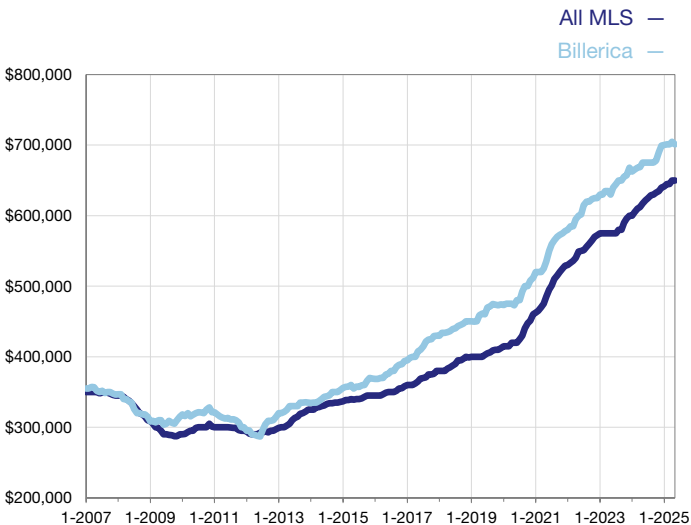
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	3	- 50.0%	23	17	- 26.1%
Closed Sales	4	3	- 25.0%	15	18	+ 20.0%
Median Sales Price*	\$523,700	\$345,500	- 34.0%	\$330,000	\$504,000	+ 52.7%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	15	21	+ 40.0%
Percent of Original List Price Received*	98.8%	97.8%	- 1.0%	100.5%	100.3%	- 0.2%
New Listings	7	6	- 14.3%	27	25	- 7.4%

* 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

