

Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	32	40	+ 25.0%	118	160	+ 35.6%
Closed Sales	30	29	- 3.3%	108	133	+ 23.1%
Median Sales Price*	\$751,500	\$700,000	- 6.9%	\$727,500	\$727,000	- 0.1%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	15	- 21.1%	24	26	+ 8.3%
Percent of Original List Price Received*	106.2%	104.3%	- 1.8%	104.0%	102.3%	- 1.6%
New Listings	40	33	- 17.5%	148	179	+ 20.9%

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

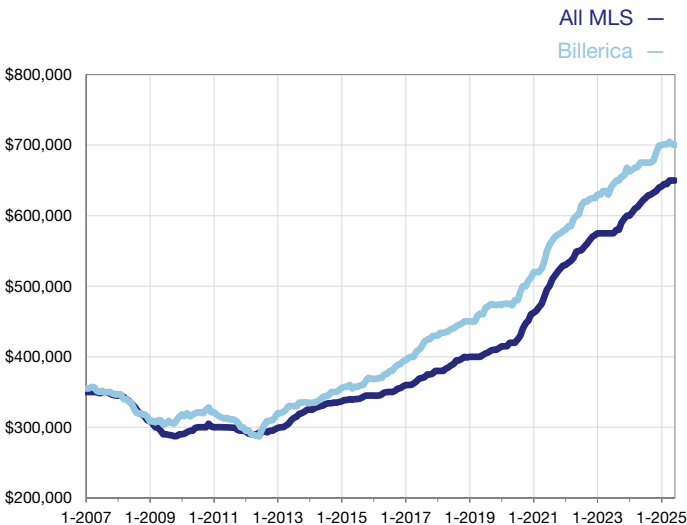
Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	6	+ 20.0%	28	23	- 17.9%
Closed Sales	6	5	- 16.7%	21	23	+ 9.5%
Median Sales Price*	\$505,500	\$520,000	+ 2.9%	\$480,000	\$510,000	+ 6.3%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	16	27	+ 68.8%	16	22	+ 37.5%
Percent of Original List Price Received*	104.1%	100.0%	- 3.9%	101.5%	100.2%	- 1.3%
New Listings	7	4	- 42.9%	34	29	- 14.7%

* 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

