

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	17	15	- 11.8%	256	286	+ 11.7%
Closed Sales	26	25	- 3.8%	257	286	+ 11.3%
Median Sales Price*	\$803,450	\$730,000	- 9.1%	\$699,000	\$722,500	+ 3.4%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	32	38	+ 18.8%	24	28	+ 16.7%
Percent of Original List Price Received*	99.4%	96.0%	- 3.4%	102.6%	100.9%	- 1.7%
New Listings	11	10	- 9.1%	290	322	+ 11.0%

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

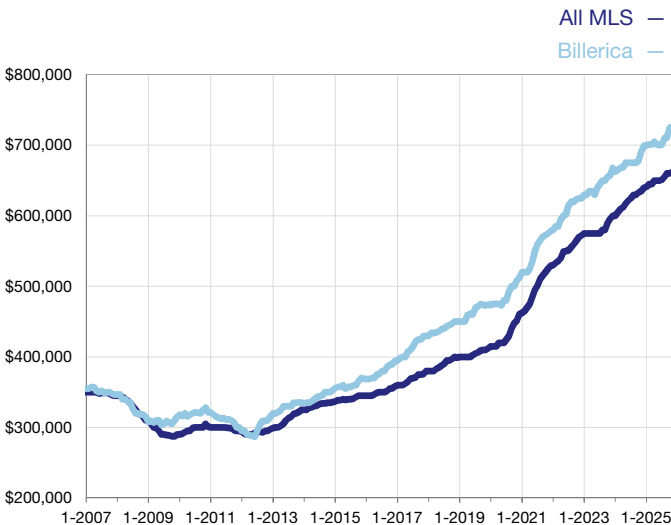
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	4	- 33.3%	64	45	- 29.7%
Closed Sales	7	5	- 28.6%	60	44	- 26.7%
Median Sales Price*	\$341,000	\$360,000	+ 5.6%	\$343,500	\$389,500	+ 13.4%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	28	34	+ 21.4%	19	27	+ 42.1%
Percent of Original List Price Received*	98.8%	96.7%	- 2.1%	101.1%	99.6%	- 1.5%
New Listings	0	4	--	67	55	- 17.9%

* 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

