

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	21	13	- 38.1%	39	29	- 25.6%
Closed Sales	14	14	0.0%	29	27	- 6.9%
Median Sales Price*	\$770,000	\$650,000	- 15.6%	\$805,000	\$691,000	- 14.2%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	55	+ 129.2%	35	62	+ 77.1%
Percent of Original List Price Received*	98.6%	100.1%	+ 1.5%	98.0%	98.6%	+ 0.6%
New Listings	24	9	- 62.5%	44	27	- 38.6%

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

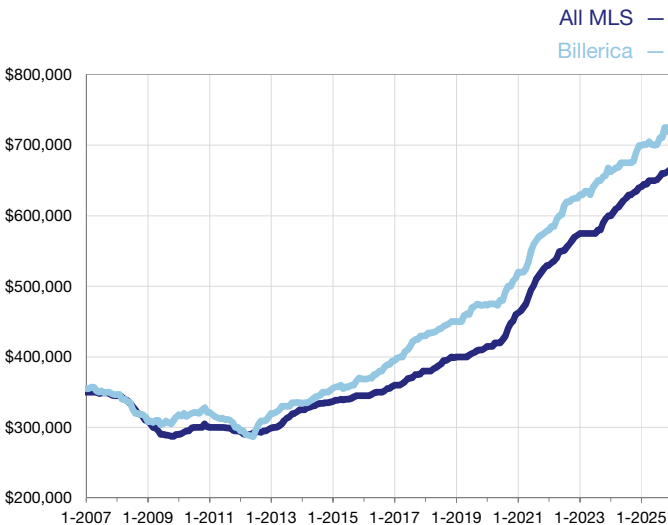
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	8	+ 33.3%	10	9	- 10.0%
Closed Sales	5	4	- 20.0%	7	8	+ 14.3%
Median Sales Price*	\$510,000	\$365,750	- 28.3%	\$510,000	\$476,750	- 6.5%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	28	18	- 35.7%	28	31	+ 10.7%
Percent of Original List Price Received*	100.8%	100.4%	- 0.4%	102.3%	99.0%	- 3.2%
New Listings	4	5	+ 25.0%	15	12	- 20.0%

* 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

