

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	20	19	- 5.0%	59	48	- 18.6%
Closed Sales	25	14	- 44.0%	54	41	- 24.1%
Median Sales Price*	\$710,000	\$695,000	- 2.1%	\$752,500	\$691,000	- 8.2%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	38	44	+ 15.8%	36	56	+ 55.6%
Percent of Original List Price Received*	102.0%	101.6%	- 0.4%	99.8%	99.6%	- 0.2%
New Listings	16	19	+ 18.8%	60	45	- 25.0%

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

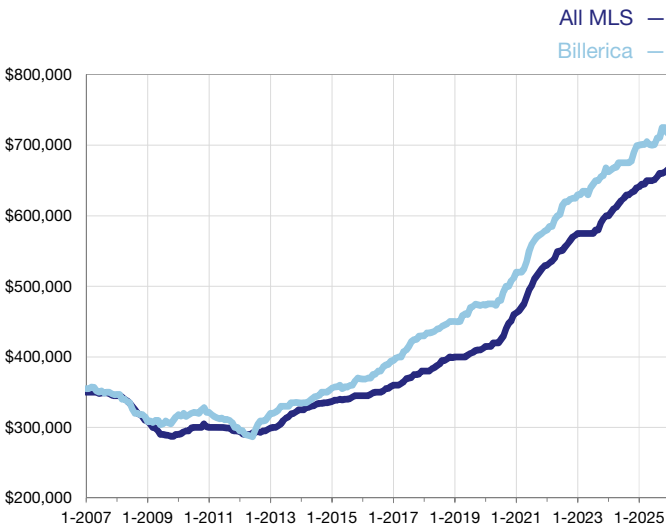
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	7	+ 600.0%	11	14	+ 27.3%
Closed Sales	5	5	0.0%	12	13	+ 8.3%
Median Sales Price*	\$498,000	\$492,000	- 1.2%	\$504,000	\$491,000	- 2.6%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	18	40	+ 122.2%	24	34	+ 41.7%
Percent of Original List Price Received*	100.4%	100.2%	- 0.2%	101.5%	99.4%	- 2.1%
New Listings	2	6	+ 200.0%	17	18	+ 5.9%

* 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

