

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	23	28	+ 21.7%	82	74	- 9.8%
Closed Sales	25	15	- 40.0%	79	56	- 29.1%
Median Sales Price*	\$710,000	\$690,000	- 2.8%	\$735,000	\$690,500	- 6.1%
Inventory of Homes for Sale	33	26	- 21.2%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	24	33	+ 37.5%	32	50	+ 56.3%
Percent of Original List Price Received*	103.5%	105.4%	+ 1.8%	101.0%	101.2%	+ 0.2%
New Listings	42	39	- 7.1%	102	84	- 17.6%

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

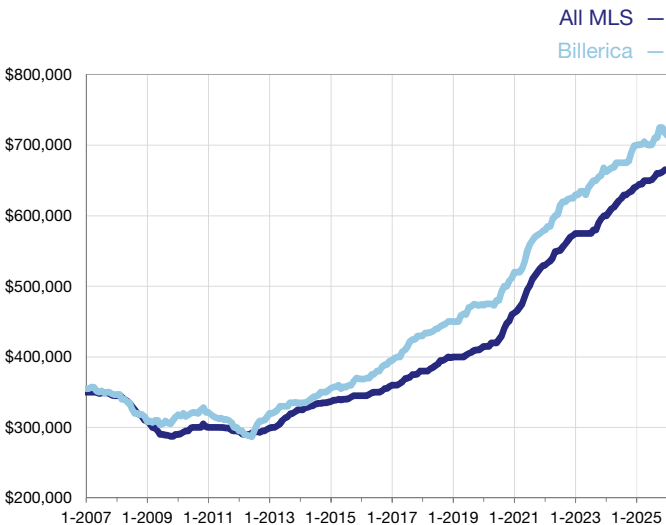
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	13	+ 333.3%	14	26	+ 85.7%
Closed Sales	3	4	+ 33.3%	15	17	+ 13.3%
Median Sales Price*	\$768,200	\$717,500	- 6.6%	\$510,000	\$492,000	- 3.5%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	8	45	+ 462.5%	21	37	+ 76.2%
Percent of Original List Price Received*	98.1%	99.4%	+ 1.3%	100.8%	99.4%	- 1.4%
New Listings	2	13	+ 550.0%	19	31	+ 63.2%

* 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

