

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

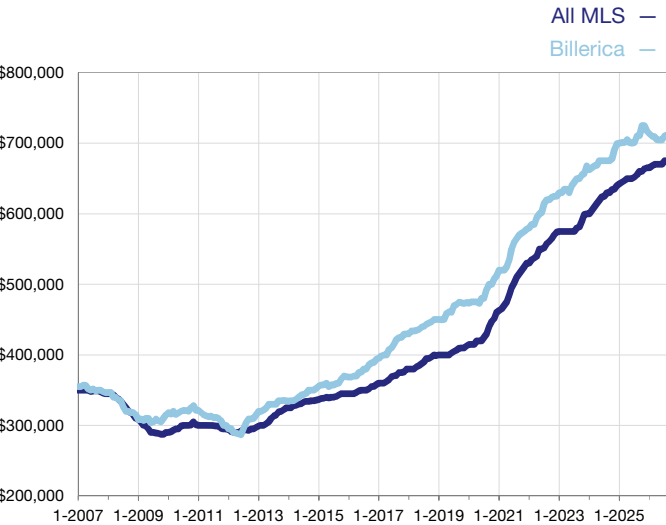
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	25	30	+ 20.0%	195	190	- 2.6%
Closed Sales	23	29	+ 26.1%	189	172	- 9.0%
Median Sales Price*	\$760,000	\$760,000	0.0%	\$725,000	\$712,500	- 1.7%
Inventory of Homes for Sale	51	31	- 39.2%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	20	37	+ 85.0%	24	39	+ 62.5%
Percent of Original List Price Received*	102.2%	99.7%	- 2.4%	102.2%	102.3%	+ 0.1%
New Listings	31	34	+ 9.7%	240	223	- 7.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	29	53	+ 82.8%
Closed Sales	5	12	+ 140.0%	31	53	+ 71.0%
Median Sales Price*	\$345,000	\$462,500	+ 34.1%	\$490,000	\$492,000	+ 0.4%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 171.4%	--	--	--
Cumulative Days on Market Until Sale	37	41	+ 10.8%	25	37	+ 48.0%
Percent of Original List Price Received*	100.7%	97.5%	- 3.2%	100.1%	99.5%	- 0.6%
New Listings	3	7	+ 133.3%	36	65	+ 80.6%

* 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

