

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

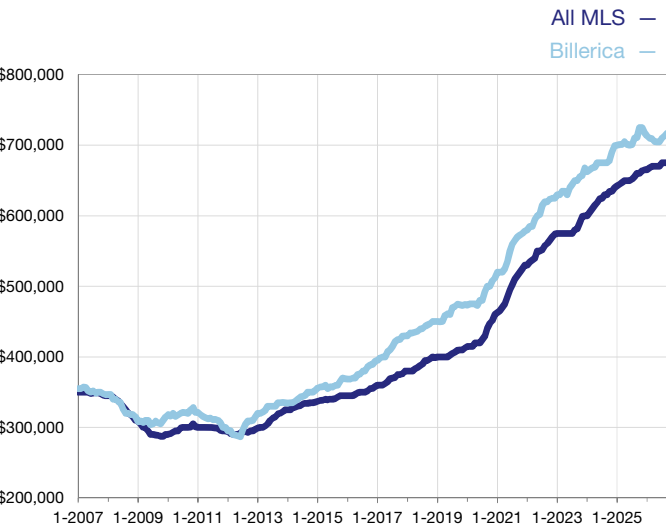
Single-Family Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				34	28	- 17.6%	229	216	- 5.7%
Closed Sales				23	20	- 13.0%	212	193	- 9.0%
Median Sales Price*				\$699,000	\$715,000	+ 2.3%	\$711,000	\$715,000	+ 0.6%
Inventory of Homes for Sale				48	41	- 14.6%	--	--	--
Months Supply of Inventory				2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale				31	26	- 16.1%	25	37	+ 48.0%
Percent of Original List Price Received*				99.7%	101.0%	+ 1.3%	102.0%	102.2%	+ 0.2%
New Listings				33	40	+ 21.2%	273	262	- 4.0%

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

Condominium Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				5	6	+ 20.0%	34	59	+ 73.5%
Closed Sales				2	8	+ 300.0%	33	61	+ 84.8%
Median Sales Price*				\$415,000	\$463,000	+ 11.6%	\$470,000	\$491,000	+ 4.5%
Inventory of Homes for Sale				3	16	+ 433.3%	--	--	--
Months Supply of Inventory				0.7	2.7	+ 285.7%	--	--	--
Cumulative Days on Market Until Sale				33	55	+ 66.7%	26	39	+ 50.0%
Percent of Original List Price Received*				99.0%	97.7%	- 1.3%	100.1%	99.3%	- 0.8%
New Listings				6	12	+ 100.0%	42	76	+ 81.0%

* 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

