Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Billerica

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	19	**23**	+ 21.1%	248	**233**	- 6.0%
Closed Sales	30	**25**	- 16.7%	242	**218**	- 9.9%
Median Sales Price*	$727,500	**$722,500**	- 0.7%	$722,500	**$716,000**	- 0.9%
Inventory of Homes for Sale	45	**49**	+ 8.9%	--	--	--
Months Supply of Inventory	1.9	**2.2**	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	33	**28**	- 15.2%	26	**36**	+ 38.5%
Percent of Original List Price Received*	99.4%	**98.6%**	- 0.8%	101.7%	**101.8%**	+ 0.1%
New Listings	23	**32**	+ 39.1%	296	**294**	- 0.7%

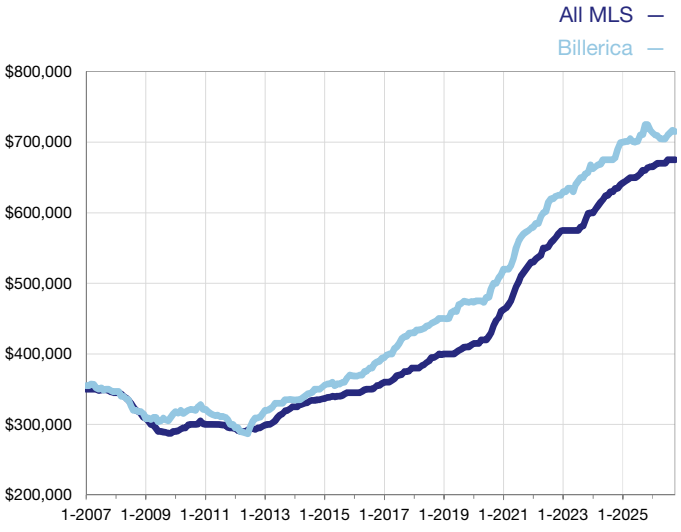
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

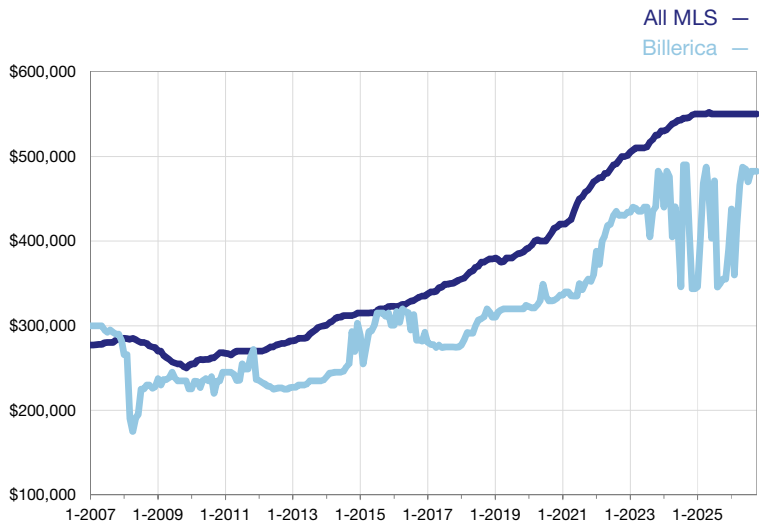
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	35	**61**	+ 74.3%
Closed Sales	5	**3**	- 40.0%	38	**64**	+ 68.4%
Median Sales Price*	$345,000	**$340,000**	- 1.4%	$463,500	**$490,450**	+ 5.8%
Inventory of Homes for Sale	8	**13**	+ 62.5%	--	--	--
Months Supply of Inventory	2.1	**2.2**	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	28	**36**	+ 28.6%	26	**39**	+ 50.0%
Percent of Original List Price Received*	99.1%	**97.8%**	- 1.3%	99.9%	**99.2%**	- 0.7%
New Listings	6	**2**	- 66.7%	48	**78**	+ 62.5%

* 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



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