

# Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

### Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	8	+ 14.3%	224	203	- 9.4%
Closed Sales	20	16	- 20.0%	227	193	- 15.0%
Median Sales Price*	\$1,009,500	<b>\$1,300,000</b>	+ 28.8%	\$1,041,000	<b>\$1,250,000</b>	+ 20.1%
Inventory of Homes for Sale	44	40	- 9.1%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	100	116	+ 16.0%	78	77	- 1.3%
Percent of Original List Price Received*	96.3%	<b>93.2%</b>	- 3.2%	97.3%	<b>96.5%</b>	- 0.8%
New Listings	3	5	+ 66.7%	296	309	+ 4.4%

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

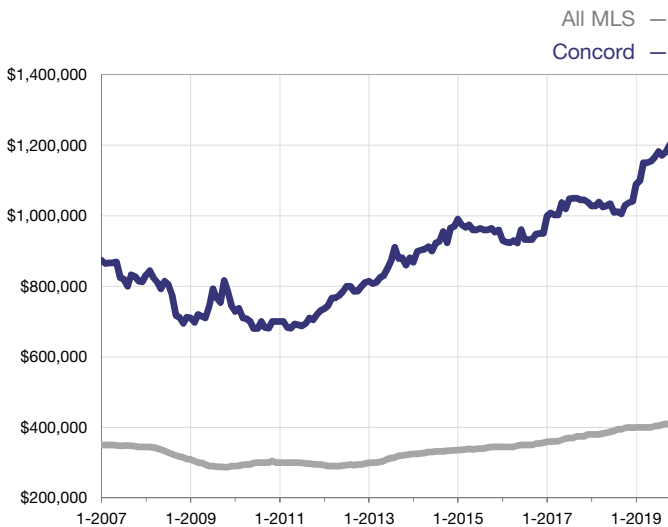
### Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	2	- 33.3%	50	64	+ 28.0%
Closed Sales	1	2	+ 100.0%	51	67	+ 31.4%
Median Sales Price*	\$500,000	<b>\$413,000</b>	- 17.4%	\$615,000	<b>\$590,000</b>	- 4.1%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	124	20	- 83.9%	100	50	- 50.0%
Percent of Original List Price Received*	98.0%	<b>102.6%</b>	+ 4.7%	97.7%	<b>99.6%</b>	+ 1.9%
New Listings	0	0	--	57	79	+ 38.6%

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

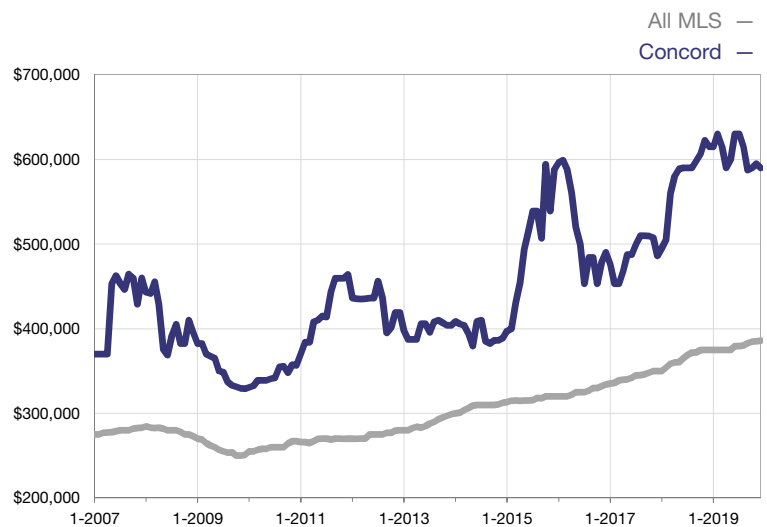
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.