

Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	13	- 23.5%	165	135	- 18.2%
Closed Sales	28	19	- 32.1%	153	132	- 13.7%
Median Sales Price*	\$1,205,000	\$1,475,000	+ 22.4%	\$1,160,000	\$1,537,500	+ 32.5%
Inventory of Homes for Sale	36	16	- 55.6%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	78	29	- 62.8%	91	46	- 49.5%
Percent of Original List Price Received*	96.7%	106.8%	+ 10.4%	96.0%	102.6%	+ 6.9%
New Listings	20	12	- 40.0%	187	149	- 20.3%

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

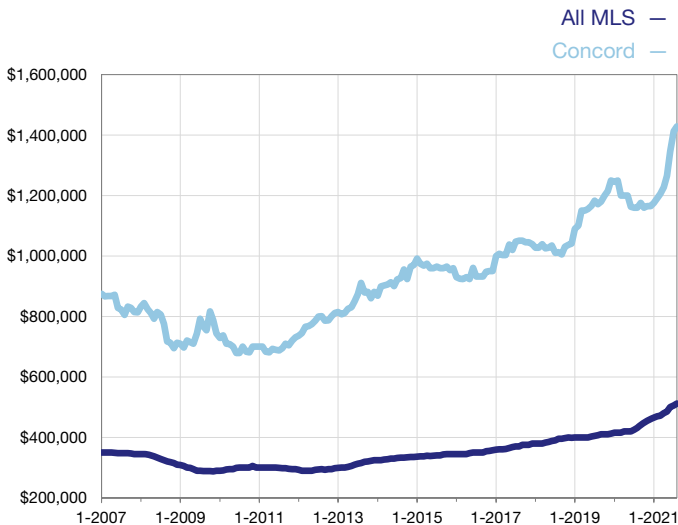
Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	2	- 33.3%	41	29	- 29.3%
Closed Sales	5	2	- 60.0%	37	27	- 27.0%
Median Sales Price*	\$440,000	\$730,000	+ 65.9%	\$549,000	\$610,000	+ 11.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	57	16	- 71.9%	59	16	- 72.9%
Percent of Original List Price Received*	100.9%	102.4%	+ 1.5%	97.8%	103.9%	+ 6.2%
New Listings	4	2	- 50.0%	46	36	- 21.7%

* 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

