

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	4	- 50.0%	190	181	- 4.7%
Closed Sales	18	13	- 27.8%	195	185	- 5.1%
Median Sales Price*	\$1,366,000	<b>\$1,365,000</b>	- 0.1%	\$1,475,000	<b>\$1,450,000</b>	- 1.7%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	40	63	+ 57.5%	44	27	- 38.6%
Percent of Original List Price Received*	99.6%	95.3%	- 4.3%	102.4%	104.1%	+ 1.7%
New Listings	5	3	- 40.0%	211	243	+ 15.2%

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

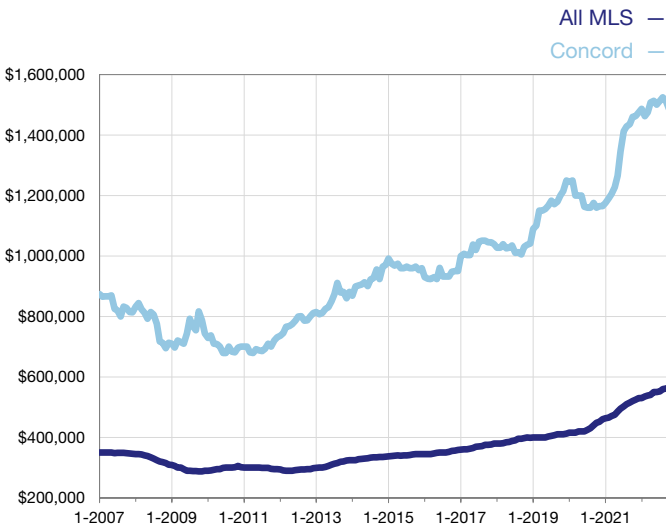
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	42	29	- 31.0%
Closed Sales	5	1	- 80.0%	44	30	- 31.8%
Median Sales Price*	\$572,500	<b>\$610,000</b>	+ 6.6%	\$568,750	<b>\$745,000</b>	+ 31.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	57	135	+ 136.8%	22	24	+ 9.1%
Percent of Original List Price Received*	99.1%	87.3%	- 11.9%	102.6%	105.7%	+ 3.0%
New Listings	2	1	- 50.0%	52	43	- 17.3%

\* 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

