

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	12	+ 50.0%	8	12	+ 50.0%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$1,675,000	\$3,512,500	+ 109.7%	\$1,675,000	\$3,512,500	+ 109.7%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	18	62	+ 244.4%	18	62	+ 244.4%
Percent of Original List Price Received*	108.8%	93.4%	- 14.2%	108.8%	93.4%	- 14.2%
New Listings	11	15	+ 36.4%	11	15	+ 36.4%

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

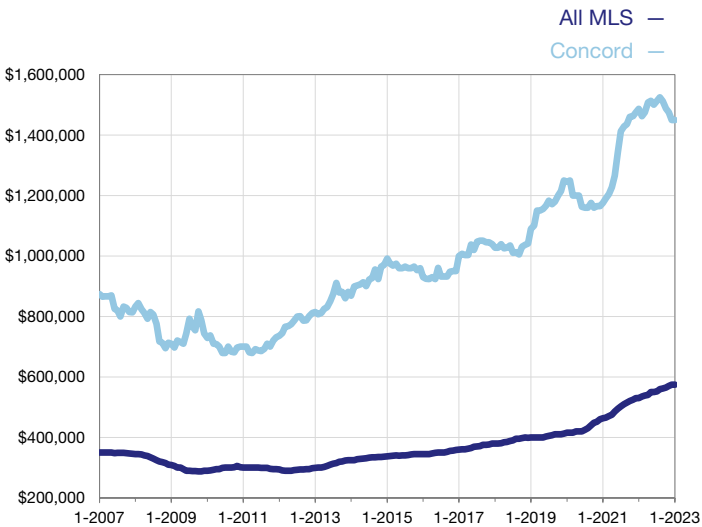
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$565,275	--	\$0	\$565,275	--
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	0	47	--	0	47	--
Percent of Original List Price Received*	0.0%	97.3%	--	0.0%	97.3%	--
New Listings	3	5	+ 66.7%	3	5	+ 66.7%

* 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

