

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	23	+ 360.0%	67	68	+ 1.5%
Closed Sales	25	15	- 40.0%	61	48	- 21.3%
Median Sales Price*	\$1,150,000	\$1,745,000	+ 51.7%	\$1,200,000	\$1,518,000	+ 26.5%
Inventory of Homes for Sale	45	23	- 48.9%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	113	43	- 61.9%	128	73	- 43.0%
Percent of Original List Price Received*	95.5%	101.9%	+ 6.7%	94.3%	99.3%	+ 5.3%
New Listings	8	31	+ 287.5%	85	80	- 5.9%

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

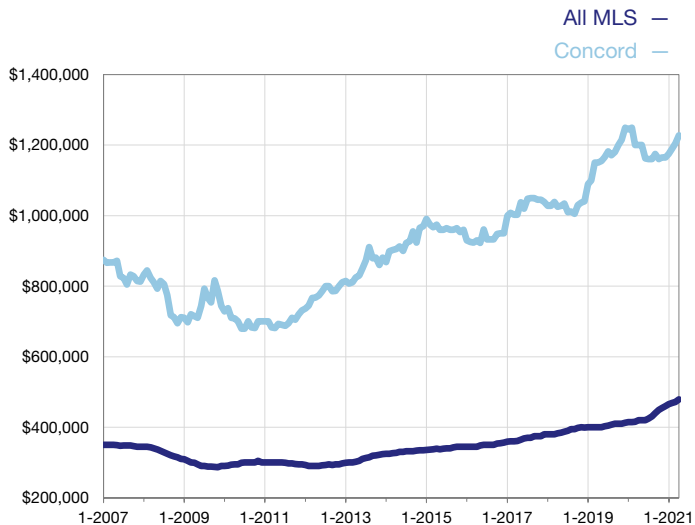
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	6	+ 100.0%	19	13	- 31.6%
Closed Sales	8	2	- 75.0%	16	10	- 37.5%
Median Sales Price*	\$766,000	\$658,650	- 14.0%	\$538,200	\$595,000	+ 10.6%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	66	14	- 78.8%	76	11	- 85.5%
Percent of Original List Price Received*	98.3%	105.2%	+ 7.0%	97.4%	106.2%	+ 9.0%
New Listings	2	5	+ 150.0%	20	18	- 10.0%

* 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

