

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	12	- 14.3%	182	177	- 2.7%
Closed Sales	20	15	- 25.0%	177	171	- 3.4%
Median Sales Price*	\$1,358,750	\$1,320,000	- 2.9%	\$1,499,000	\$1,500,000	+ 0.1%
Inventory of Homes for Sale	15	24	+ 60.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	35	35	0.0%	44	24	- 45.5%
Percent of Original List Price Received*	104.3%	97.2%	- 6.8%	102.7%	104.8%	+ 2.0%
New Listings	8	4	- 50.0%	206	240	+ 16.5%

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

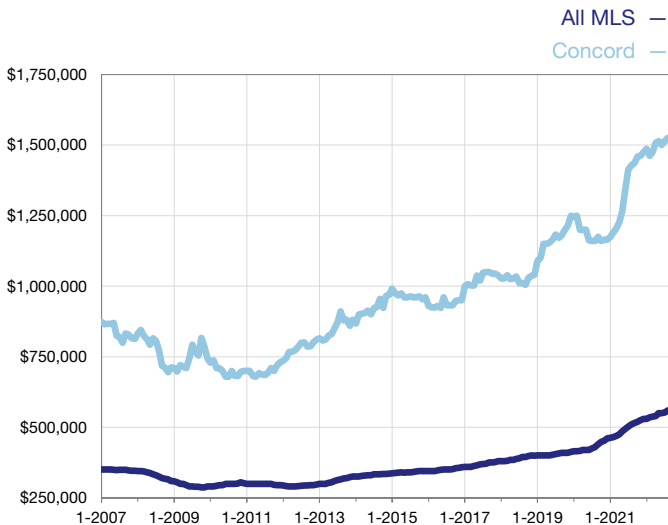
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	1	- 83.3%	40	28	- 30.0%
Closed Sales	2	1	- 50.0%	39	29	- 25.6%
Median Sales Price*	\$457,750	\$415,000	- 9.3%	\$565,000	\$750,000	+ 32.7%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.4	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	14	7	- 50.0%	18	20	+ 11.1%
Percent of Original List Price Received*	100.7%	100.0%	- 0.7%	103.1%	106.3%	+ 3.1%
New Listings	1	1	0.0%	50	42	- 16.0%

* 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

