

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	10	- 37.5%	24	21	- 12.5%
Closed Sales	8	7	- 12.5%	13	11	- 15.4%
Median Sales Price*	\$1,300,000	\$1,000,000	- 23.1%	\$1,380,000	\$2,050,000	+ 48.6%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	32	75	+ 134.4%	27	70	+ 159.3%
Percent of Original List Price Received*	111.0%	96.6%	- 13.0%	110.2%	95.4%	- 13.4%
New Listings	18	12	- 33.3%	29	27	- 6.9%

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

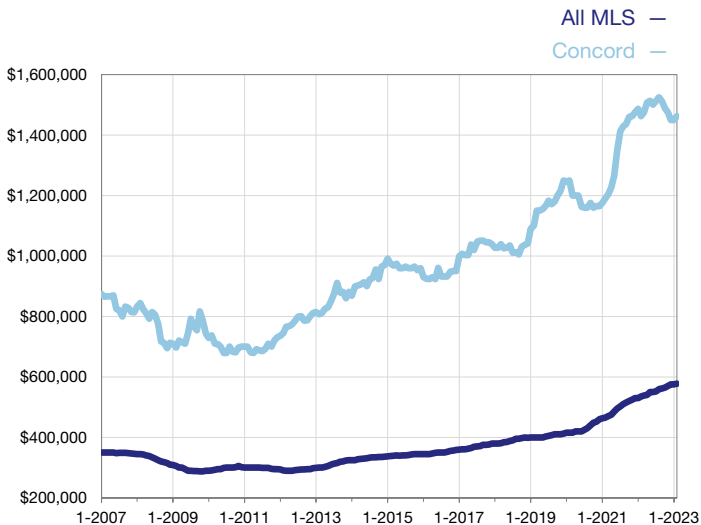
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	4	8	+ 100.0%
Closed Sales	3	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$514,000	\$0	- 100.0%	\$514,000	\$565,275	+ 10.0%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	47	+ 176.5%
Percent of Original List Price Received*	107.9%	0.0%	- 100.0%	107.9%	97.3%	- 9.8%
New Listings	4	8	+ 100.0%	7	13	+ 85.7%

\* 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

