

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	22	+ 4.8%	61	55	- 9.8%
Closed Sales	10	11	+ 10.0%	39	34	- 12.8%
Median Sales Price*	\$2,106,500	\$1,478,000	- 29.8%	\$1,675,000	\$1,537,500	- 8.2%
Inventory of Homes for Sale	14	27	+ 92.9%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	24	64	+ 166.7%
Percent of Original List Price Received*	108.9%	103.8%	- 4.7%	107.6%	100.4%	- 6.7%
New Listings	16	22	+ 37.5%	72	72	0.0%

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

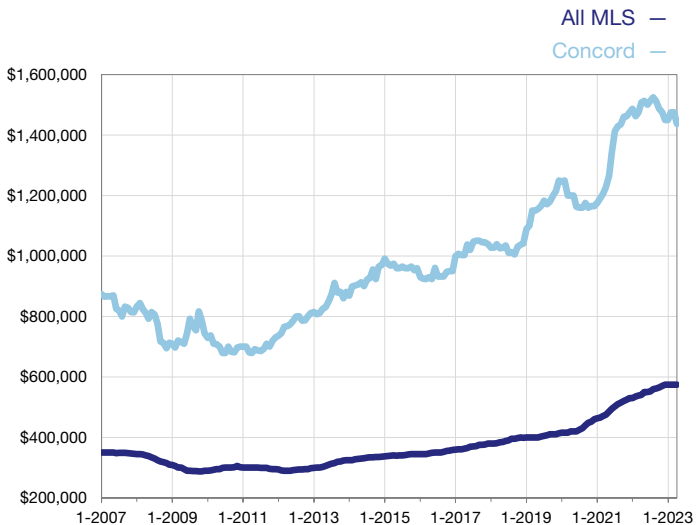
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	11	17	+ 54.5%
Closed Sales	3	6	+ 100.0%	7	14	+ 100.0%
Median Sales Price*	\$630,000	\$656,000	+ 4.1%	\$630,000	\$648,200	+ 2.9%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	16	24	+ 50.0%
Percent of Original List Price Received*	111.9%	100.5%	- 10.2%	108.1%	101.4%	- 6.2%
New Listings	3	5	+ 66.7%	15	23	+ 53.3%

* 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

