

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	21	0.0%	82	74	- 9.8%
Closed Sales	22	12	- 45.5%	61	46	- 24.6%
Median Sales Price*	\$1,607,500	\$1,447,500	- 10.0%	\$1,675,000	\$1,501,500	- 10.4%
Inventory of Homes for Sale	20	31	+ 55.0%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	22	76	+ 245.5%	23	67	+ 191.3%
Percent of Original List Price Received*	109.7%	103.7%	- 5.5%	108.4%	101.2%	- 6.6%
New Listings	30	28	- 6.7%	100	94	- 6.0%

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

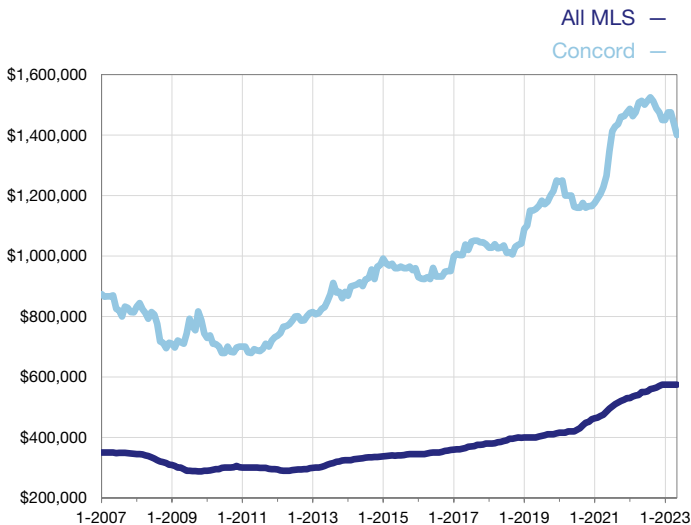
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	17	22	+ 29.4%
Closed Sales	3	4	+ 33.3%	10	18	+ 80.0%
Median Sales Price*	\$930,000	\$710,000	- 23.7%	\$828,750	\$668,500	- 19.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	18	95	+ 427.8%	16	40	+ 150.0%
Percent of Original List Price Received*	114.3%	104.1%	- 8.9%	110.0%	102.0%	- 7.3%
New Listings	8	2	- 75.0%	21	25	+ 19.0%

* 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

