

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	21	+ 5.0%	102	93	- 8.8%
Closed Sales	22	25	+ 13.6%	83	71	- 14.5%
Median Sales Price*	\$1,585,000	\$1,780,000	+ 12.3%	\$1,660,000	\$1,606,000	- 3.3%
Inventory of Homes for Sale	37	26	- 29.7%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	22	53	+ 140.9%
Percent of Original List Price Received*	107.6%	101.5%	- 5.7%	108.2%	101.3%	- 6.4%
New Listings	40	15	- 62.5%	140	111	- 20.7%

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

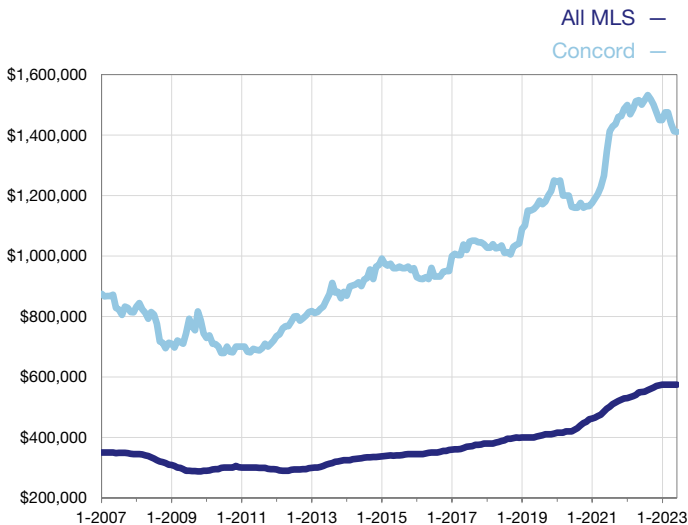
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	21	23	+ 9.5%
Closed Sales	5	4	- 20.0%	15	22	+ 46.7%
Median Sales Price*	\$899,000	\$1,092,500	+ 21.5%	\$899,000	\$677,500	- 24.6%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	10	56	+ 460.0%	14	43	+ 207.1%
Percent of Original List Price Received*	103.9%	94.4%	- 9.1%	108.0%	100.6%	- 6.9%
New Listings	3	5	+ 66.7%	24	28	+ 16.7%

* 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

