

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	16	- 15.8%	121	108	- 10.7%
Closed Sales	17	16	- 5.9%	100	87	- 13.0%
Median Sales Price*	\$1,565,000	\$1,535,000	- 1.9%	\$1,612,500	\$1,575,000	- 2.3%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	17	16	- 5.9%	21	47	+ 123.8%
Percent of Original List Price Received*	104.5%	108.5%	+ 3.8%	107.5%	102.6%	- 4.6%
New Listings	15	12	- 20.0%	155	121	- 21.9%

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

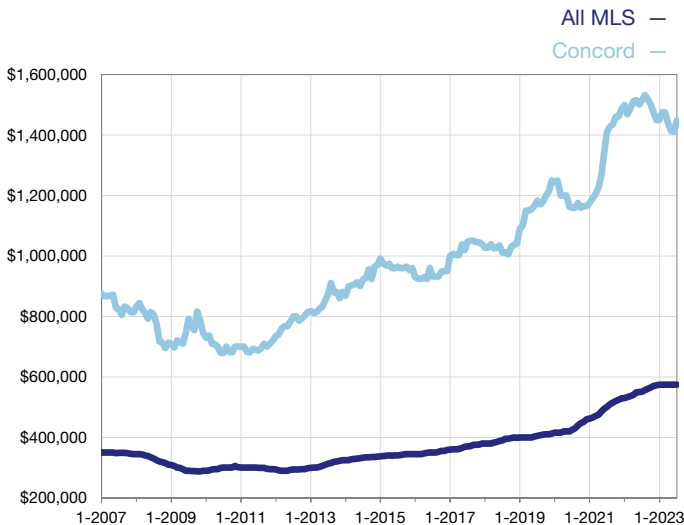
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	24	23	- 4.2%
Closed Sales	7	3	- 57.1%	22	25	+ 13.6%
Median Sales Price*	\$700,000	\$730,000	+ 4.3%	\$745,000	\$680,000	- 8.7%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--
Cumulative Days on Market Until Sale	20	17	- 15.0%	16	39	+ 143.8%
Percent of Original List Price Received*	106.6%	100.9%	- 5.3%	107.5%	100.6%	- 6.4%
New Listings	4	1	- 75.0%	28	30	+ 7.1%

* 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

