

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	12	+ 33.3%	130	115	- 11.5%
Closed Sales	28	18	- 35.7%	128	105	- 18.0%
Median Sales Price*	\$1,510,000	\$1,609,500	+ 6.6%	\$1,567,500	\$1,594,000	+ 1.7%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	22	53	+ 140.9%	21	48	+ 128.6%
Percent of Original List Price Received*	101.8%	101.4%	- 0.4%	106.3%	102.4%	- 3.7%
New Listings	12	10	- 16.7%	167	130	- 22.2%

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

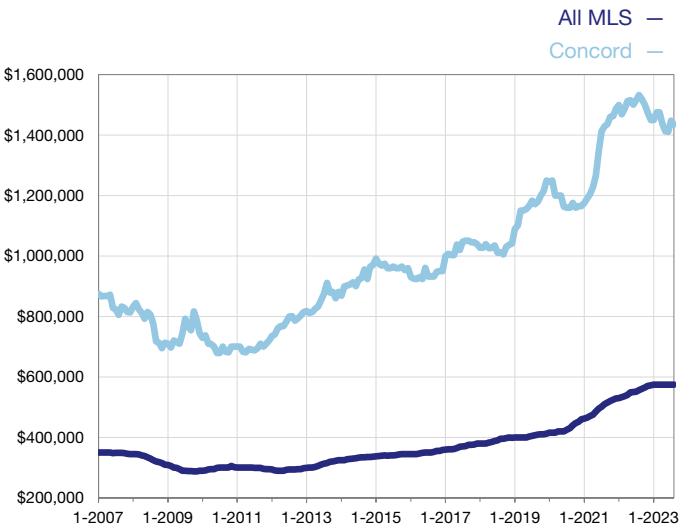
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	25	27	+ 8.0%
Closed Sales	4	1	- 75.0%	26	26	0.0%
Median Sales Price*	\$869,295	\$1,285,000	+ 47.8%	\$765,000	\$696,000	- 9.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	35	43	+ 22.9%	19	40	+ 110.5%
Percent of Original List Price Received*	103.0%	99.2%	- 3.7%	106.8%	100.6%	- 5.8%
New Listings	2	2	0.0%	30	33	+ 10.0%

* 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

