

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	177	145	- 18.1%
Closed Sales	16	10	- 37.5%	172	140	- 18.6%
Median Sales Price*	\$1,307,500	<b>\$1,682,500</b>	+ 28.7%	\$1,487,500	<b>\$1,584,500</b>	+ 6.5%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	37	66	+ 78.4%	24	50	+ 108.3%
Percent of Original List Price Received*	97.1%	<b>101.1%</b>	+ 4.1%	104.8%	<b>102.3%</b>	- 2.4%
New Listings	4	7	+ 75.0%	225	169	- 24.9%

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

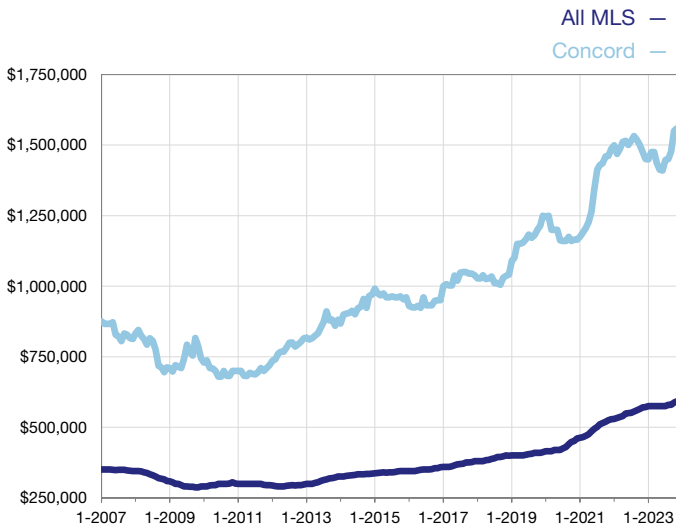
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	28	42	+ 50.0%
Closed Sales	1	7	+ 600.0%	29	39	+ 34.5%
Median Sales Price*	\$415,000	<b>\$625,000</b>	+ 50.6%	\$750,000	<b>\$675,000</b>	- 10.0%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	7	20	+ 185.7%	20	42	+ 110.0%
Percent of Original List Price Received*	100.0%	<b>102.0%</b>	+ 2.0%	106.3%	<b>100.4%</b>	- 5.6%
New Listings	1	8	+ 700.0%	35	53	+ 51.4%

\* 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

