

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	180	149	- 17.2%
Closed Sales	13	7	- 46.2%	185	147	- 20.5%
Median Sales Price*	\$1,365,000	\$1,651,362	+ 21.0%	\$1,450,000	\$1,594,000	+ 9.9%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	63	16	- 74.6%	27	48	+ 77.8%
Percent of Original List Price Received*	95.3%	104.9%	+ 10.1%	104.1%	102.4%	- 1.6%
New Listings	3	1	- 66.7%	228	170	- 25.4%

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

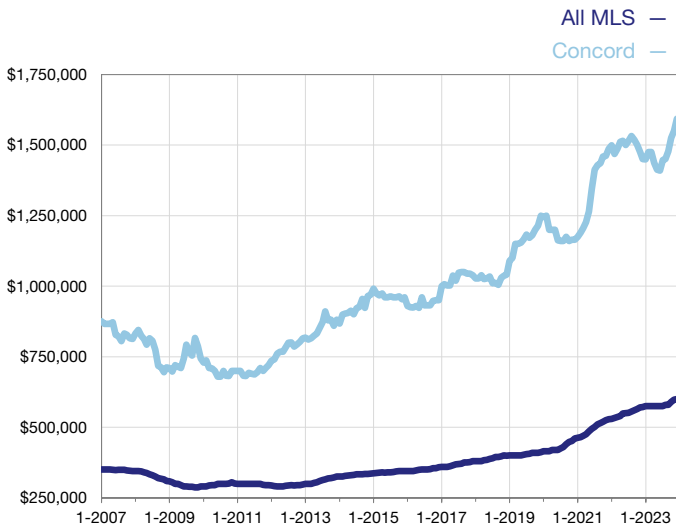
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	30	46	+ 53.3%
Closed Sales	1	4	+ 300.0%	30	43	+ 43.3%
Median Sales Price*	\$610,000	\$705,000	+ 15.6%	\$745,000	\$675,000	- 9.4%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	135	55	- 59.3%	24	43	+ 79.2%
Percent of Original List Price Received*	87.3%	93.0%	+ 6.5%	105.7%	99.7%	- 5.7%
New Listings	0	3	--	35	56	+ 60.0%

* 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

