

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

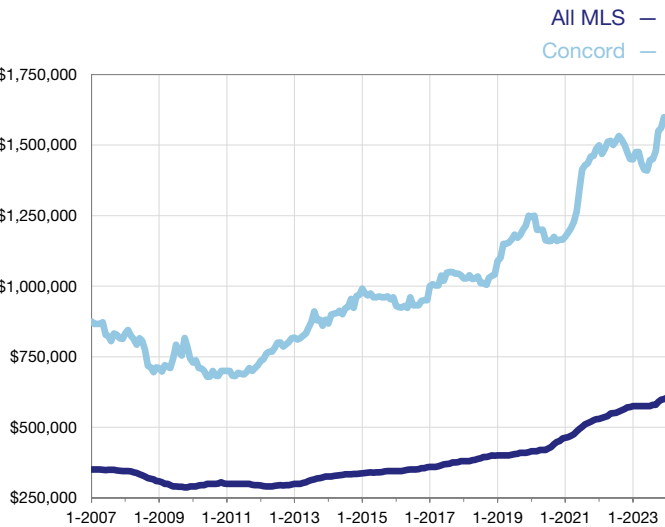
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	3	- 70.0%	10	3	- 70.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$3,512,500	\$1,994,000	- 43.2%	\$3,512,500	\$1,994,000	- 43.2%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	62	84	+ 35.5%	62	84	+ 35.5%
Percent of Original List Price Received*	93.4%	93.7%	+ 0.3%	93.4%	93.7%	+ 0.3%
New Listings	12	15	+ 25.0%	12	15	+ 25.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$565,275	\$512,000	- 9.4%	\$565,275	\$512,000	- 9.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	47	30	- 36.2%	47	30	- 36.2%
Percent of Original List Price Received*	97.3%	121.9%	+ 25.3%	97.3%	121.9%	+ 25.3%
New Listings	5	5	0.0%	5	5	0.0%

* 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

