

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

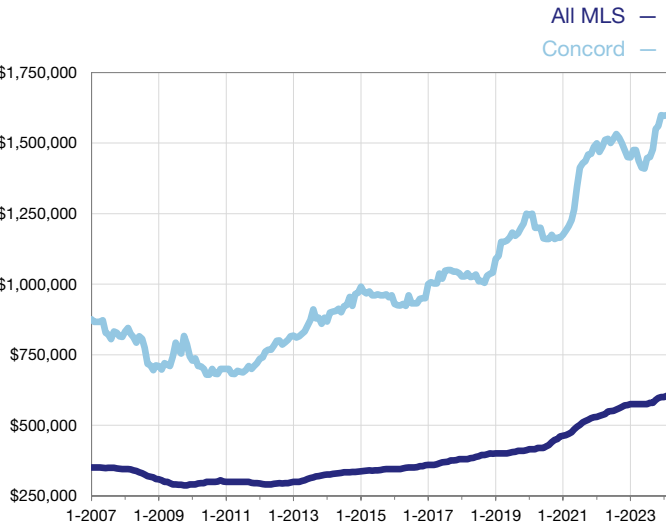
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	18	+ 80.0%	20	21	+ 5.0%
Closed Sales	7	2	- 71.4%	11	4	- 63.6%
Median Sales Price*	\$1,000,000	\$1,852,500	+ 85.3%	\$2,050,000	\$1,981,500	- 3.3%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	75	9	- 88.0%	70	46	- 34.3%
Percent of Original List Price Received*	96.6%	116.5%	+ 20.6%	95.4%	105.1%	+ 10.2%
New Listings	12	17	+ 41.7%	24	32	+ 33.3%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	6	9	+ 50.0%
Closed Sales	0	7	--	2	11	+ 450.0%
Median Sales Price*	\$0	\$555,000	--	\$565,275	\$549,000	- 2.9%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	0	28	--	47	29	- 38.3%
Percent of Original List Price Received*	0.0%	102.1%	--	97.3%	109.3%	+ 12.3%
New Listings	7	8	+ 14.3%	12	13	+ 8.3%

\* 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

