

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

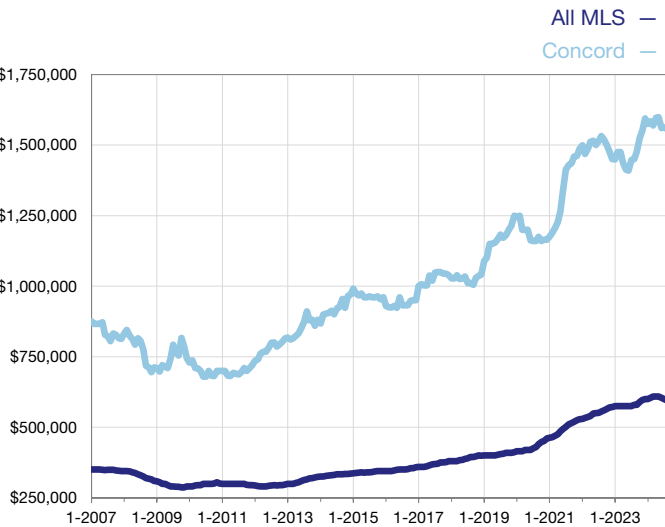
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	8	- 27.3%	114	128	+ 12.3%
Closed Sales	19	17	- 10.5%	106	123	+ 16.0%
Median Sales Price*	\$1,594,000	\$1,750,000	+ 9.8%	\$1,584,500	\$1,580,000	- 0.3%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	51	32	- 37.3%	47	31	- 34.0%
Percent of Original List Price Received*	101.9%	98.5%	- 3.3%	102.5%	103.2%	+ 0.7%
New Listings	9	5	- 44.4%	129	155	+ 20.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	27	37	+ 37.0%
Closed Sales	1	5	+ 400.0%	26	40	+ 53.8%
Median Sales Price*	\$1,285,000	\$650,000	- 49.4%	\$696,000	\$670,000	- 3.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	43	32	- 25.6%	40	33	- 17.5%
Percent of Original List Price Received*	99.2%	98.1%	- 1.1%	100.6%	102.5%	+ 1.9%
New Listings	2	2	0.0%	33	35	+ 6.1%

* 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

