

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

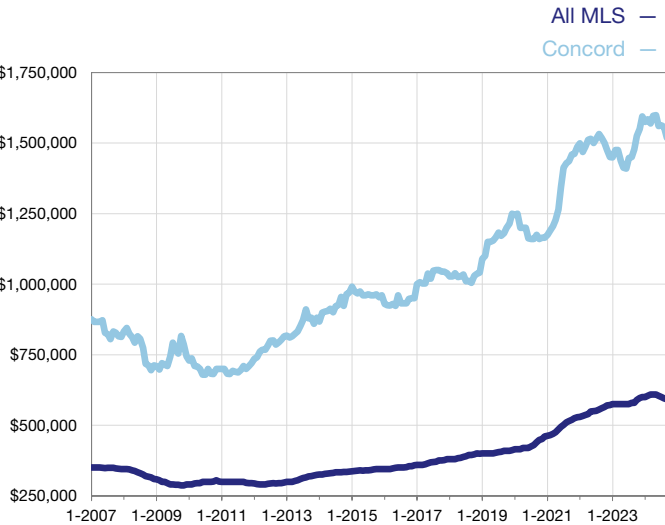
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	13	+ 62.5%	122	141	+ 15.6%
Closed Sales	10	10	0.0%	116	133	+ 14.7%
Median Sales Price*	\$1,800,000	\$1,833,750	+ 1.9%	\$1,597,000	\$1,585,000	- 0.8%
Inventory of Homes for Sale	26	40	+ 53.8%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--
Cumulative Days on Market Until Sale	45	52	+ 15.6%	47	33	- 29.8%
Percent of Original List Price Received*	99.1%	104.0%	+ 4.9%	102.2%	103.3%	+ 1.1%
New Listings	15	31	+ 106.7%	144	186	+ 29.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	32	38	+ 18.8%
Closed Sales	3	1	- 66.7%	29	41	+ 41.4%
Median Sales Price*	\$610,000	\$1,065,000	+ 74.6%	\$680,000	\$690,000	+ 1.5%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	110	52	- 52.7%	47	34	- 27.7%
Percent of Original List Price Received*	98.0%	96.8%	- 1.2%	100.3%	102.3%	+ 2.0%
New Listings	8	6	- 25.0%	41	41	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

