

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	15	0.0%	137	156	+ 13.9%
Closed Sales	14	10	- 28.6%	130	143	+ 10.0%
Median Sales Price*	\$1,326,500	\$1,328,500	+ 0.2%	\$1,584,500	\$1,580,000	- 0.3%
Inventory of Homes for Sale	26	42	+ 61.5%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	60	73	+ 21.7%	49	36	- 26.5%
Percent of Original List Price Received*	104.1%	100.4%	- 3.6%	102.4%	103.1%	+ 0.7%
New Listings	16	18	+ 12.5%	160	204	+ 27.5%

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

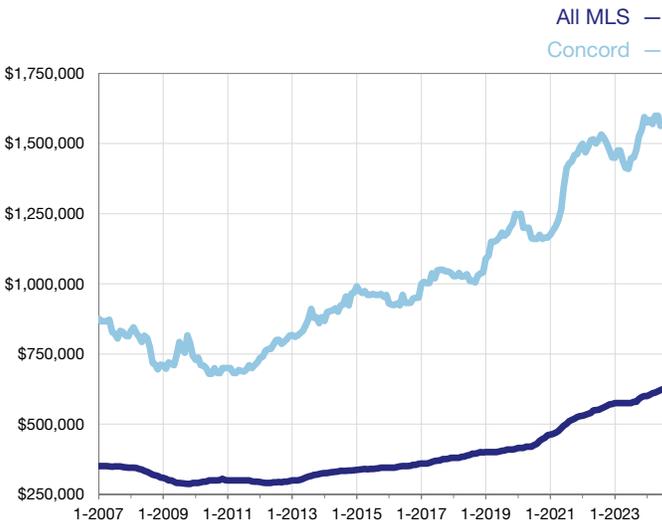
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	8	+ 33.3%	38	45	+ 18.4%
Closed Sales	3	3	0.0%	32	44	+ 37.5%
Median Sales Price*	\$640,500	\$700,000	+ 9.3%	\$677,500	\$695,000	+ 2.6%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	48	30	- 37.5%	47	33	- 29.8%
Percent of Original List Price Received*	97.1%	98.5%	+ 1.4%	100.0%	102.1%	+ 2.1%
New Listings	6	0	- 100.0%	47	41	- 12.8%

* 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

