

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

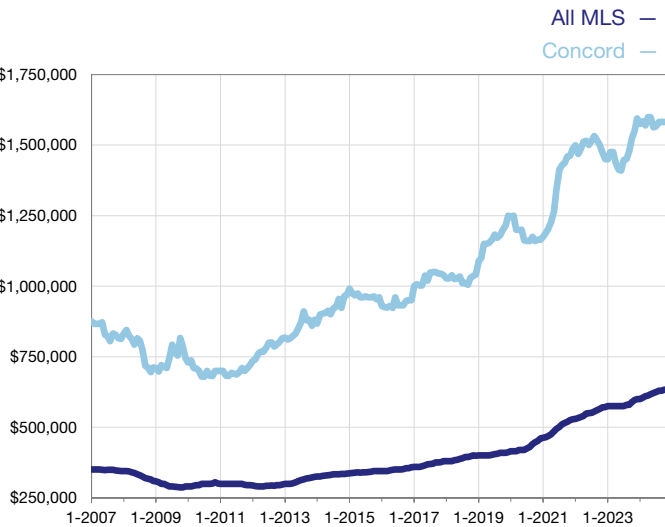
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	13	+ 85.7%	144	166	+ 15.3%
Closed Sales	10	13	+ 30.0%	140	156	+ 11.4%
Median Sales Price*	\$1,682,500	\$1,541,331	- 8.4%	\$1,584,500	\$1,575,000	- 0.6%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	66	43	- 34.8%	50	36	- 28.0%
Percent of Original List Price Received*	101.1%	99.1%	- 2.0%	102.3%	102.7%	+ 0.4%
New Listings	7	3	- 57.1%	167	206	+ 23.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	43	45	+ 4.7%
Closed Sales	7	4	- 42.9%	39	49	+ 25.6%
Median Sales Price*	\$625,000	\$918,500	+ 47.0%	\$675,000	\$710,000	+ 5.2%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.1	0.2	- 90.5%	--	--	--
Cumulative Days on Market Until Sale	20	65	+ 225.0%	42	36	- 14.3%
Percent of Original List Price Received*	102.0%	95.7%	- 6.2%	100.4%	101.5%	+ 1.1%
New Listings	8	0	- 100.0%	55	42	- 23.6%

* 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

