

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

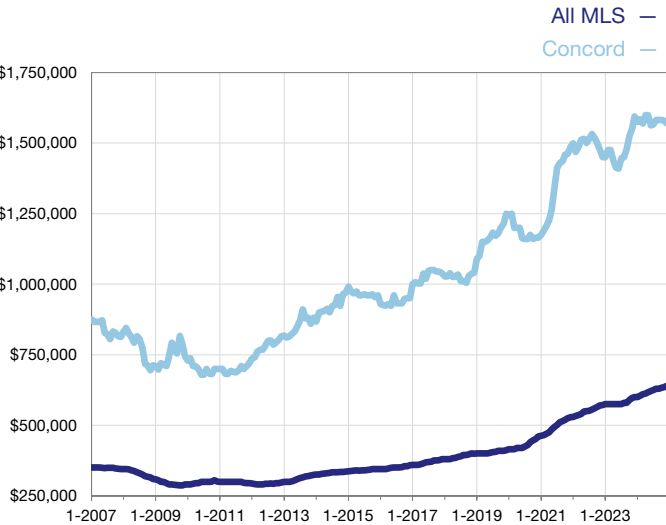
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	148	170	+ 14.9%
Closed Sales	7	15	+ 114.3%	147	171	+ 16.3%
Median Sales Price*	\$1,651,362	\$1,405,000	- 14.9%	\$1,594,000	\$1,570,000	- 1.5%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	16	47	+ 193.8%	48	37	- 22.9%
Percent of Original List Price Received*	104.9%	95.9%	- 8.6%	102.4%	102.1%	- 0.3%
New Listings	1	3	+ 200.0%	168	209	+ 24.4%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	47	46	- 2.1%
Closed Sales	4	2	- 50.0%	43	51	+ 18.6%
Median Sales Price*	\$705,000	\$1,062,500	+ 50.7%	\$675,000	\$710,000	+ 5.2%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.8	0.3	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	55	138	+ 150.9%	43	40	- 7.0%
Percent of Original List Price Received*	93.0%	96.3%	+ 3.5%	99.7%	101.3%	+ 1.6%
New Listings	3	1	- 66.7%	58	43	- 25.9%

* 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

