

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

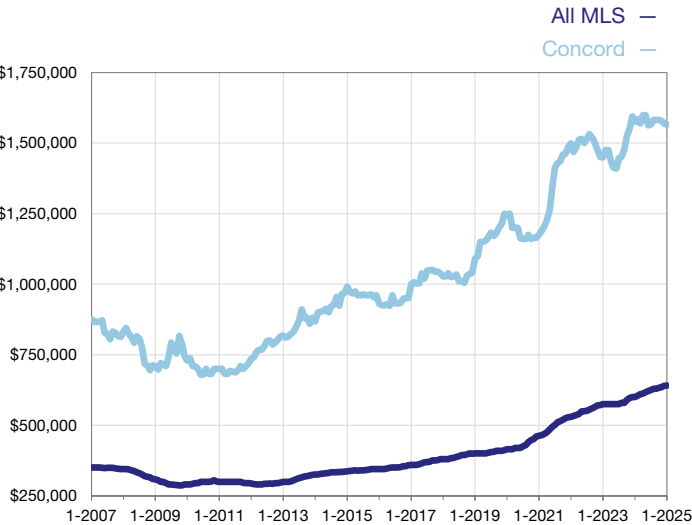
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	10	+ 233.3%	3	10	+ 233.3%
Closed Sales	2	7	+ 250.0%	2	7	+ 250.0%
Median Sales Price*	\$1,994,000	\$1,416,000	- 29.0%	\$1,994,000	\$1,416,000	- 29.0%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	84	83	- 1.2%	84	83	- 1.2%
Percent of Original List Price Received*	93.7%	97.0%	+ 3.5%	93.7%	97.0%	+ 3.5%
New Listings	14	16	+ 14.3%	14	16	+ 14.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$512,000	\$868,750	+ 69.7%	\$512,000	\$868,750	+ 69.7%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.1	0.2	- 90.5%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	30	32	+ 6.7%
Percent of Original List Price Received*	121.9%	102.2%	- 16.2%	121.9%	102.2%	- 16.2%
New Listings	6	3	- 50.0%	6	3	- 50.0%

\* 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

