

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

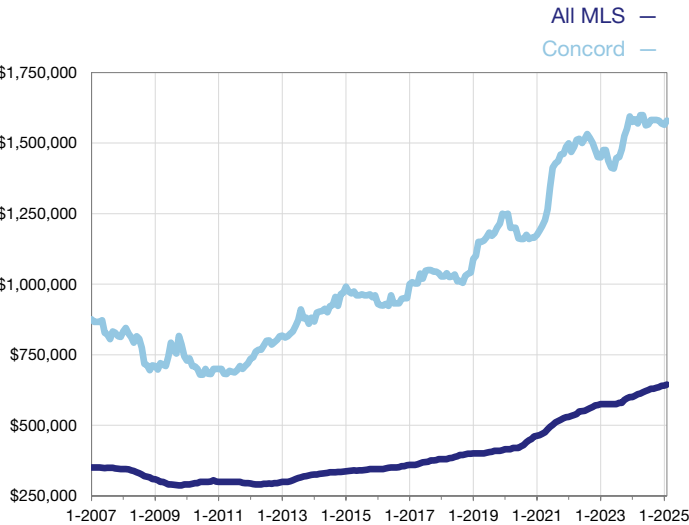
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	10	- 41.2%	20	19	- 5.0%
Closed Sales	2	5	+ 150.0%	4	12	+ 200.0%
Median Sales Price*	\$1,852,500	\$2,875,000	+ 55.2%	\$1,981,500	\$1,905,000	- 3.9%
Inventory of Homes for Sale	23	27	+ 17.4%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	9	62	+ 588.9%	46	74	+ 60.9%
Percent of Original List Price Received*	116.5%	97.4%	- 16.4%	105.1%	97.2%	- 7.5%
New Listings	17	13	- 23.5%	31	29	- 6.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	10	5	- 50.0%
Closed Sales	7	0	- 100.0%	11	2	- 81.8%
Median Sales Price*	\$555,000	\$0	- 100.0%	\$549,000	\$868,750	+ 58.2%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	29	32	+ 10.3%
Percent of Original List Price Received*	102.1%	0.0%	- 100.0%	109.3%	102.2%	- 6.5%
New Listings	8	5	- 37.5%	14	8	- 42.9%

* 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

