

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	10	+ 150.0%	170	178	+ 4.7%
Closed Sales	15	12	- 20.0%	171	169	- 1.2%
Median Sales Price*	\$1,405,000	\$1,728,436	+ 23.0%	\$1,570,000	\$1,780,000	+ 13.4%
Inventory of Homes for Sale	21	29	+ 38.1%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	47	52	+ 10.6%	37	46	+ 24.3%
Percent of Original List Price Received*	95.9%	95.5%	- 0.4%	102.1%	99.8%	- 2.3%
New Listings	4	8	+ 100.0%	210	235	+ 11.9%

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

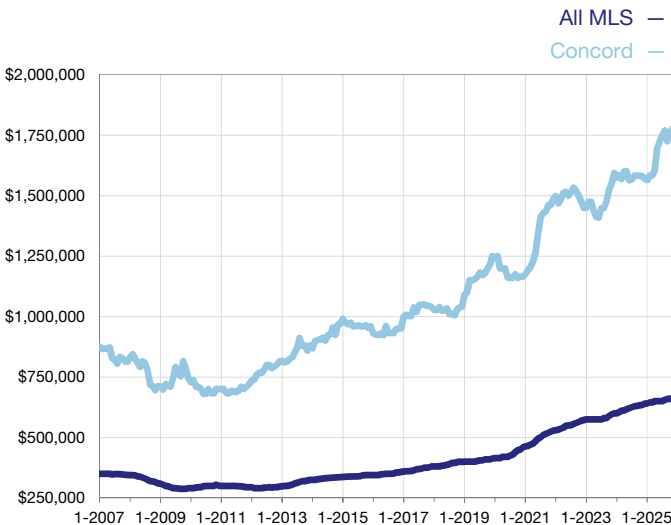
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	46	46	0.0%
Closed Sales	2	3	+ 50.0%	51	45	- 11.8%
Median Sales Price*	\$1,062,500	\$569,000	- 46.4%	\$710,000	\$851,000	+ 19.9%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	1.4	--	--	--	--
Cumulative Days on Market Until Sale	138	35	- 74.6%	40	29	- 27.5%
Percent of Original List Price Received*	96.3%	97.9%	+ 1.7%	101.3%	101.8%	+ 0.5%
New Listings	0	1	--	42	58	+ 38.1%

\* 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

