

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	10	+ 11.1%	9	10	+ 11.1%
Closed Sales	7	9	+ 28.6%	7	9	+ 28.6%
Median Sales Price*	\$1,416,000	\$1,250,000	- 11.7%	\$1,416,000	\$1,250,000	- 11.7%
Inventory of Homes for Sale	25	37	+ 48.0%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	83	57	- 31.3%	83	57	- 31.3%
Percent of Original List Price Received*	97.0%	99.9%	+ 3.0%	97.0%	99.9%	+ 3.0%
New Listings	15	18	+ 20.0%	15	18	+ 20.0%

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

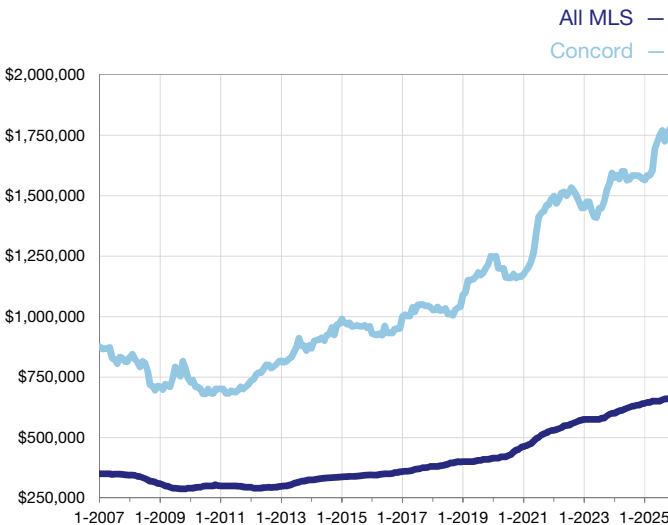
Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$868,750	\$1,605,000	+ 84.7%	\$868,750	\$1,605,000	+ 84.7%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	32	53	+ 65.6%	32	53	+ 65.6%
Percent of Original List Price Received*	102.2%	96.7%	- 5.4%	102.2%	96.7%	- 5.4%
New Listings	3	3	0.0%	3	3	0.0%

* 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

