

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	16	+ 60.0%	19	23	+ 21.1%
Closed Sales	6	6	0.0%	13	15	+ 15.4%
Median Sales Price*	\$2,882,500	<b>\$2,268,000</b>	- 21.3%	\$2,090,000	<b>\$1,480,000</b>	- 29.2%
Inventory of Homes for Sale	26	35	+ 34.6%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	69	82	+ 18.8%	77	67	- 13.0%
Percent of Original List Price Received*	96.0%	95.9%	- 0.1%	96.5%	98.3%	+ 1.9%
New Listings	12	15	+ 25.0%	27	33	+ 22.2%

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

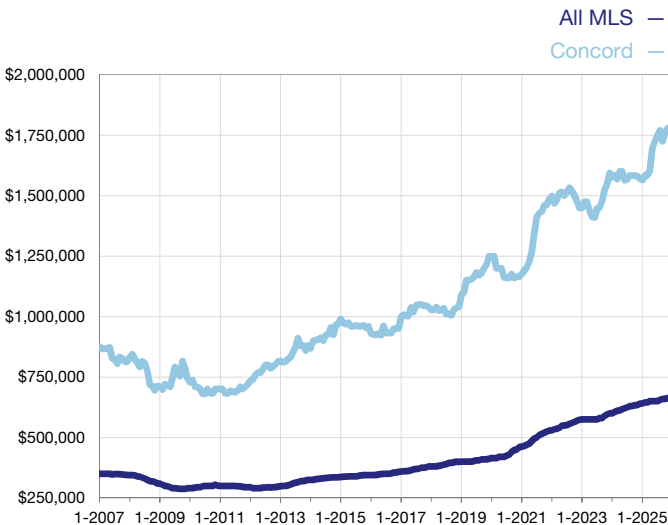
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	5	6	+ 20.0%
Closed Sales	0	4	--	2	5	+ 150.0%
Median Sales Price*	\$0	<b>\$818,500</b>	--	\$868,750	<b>\$935,000</b>	+ 7.6%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	0	70	--	32	66	+ 106.3%
Percent of Original List Price Received*	0.0%	92.9%	--	102.2%	93.6%	- 8.4%
New Listings	5	6	+ 20.0%	8	9	+ 12.5%

\* 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

