

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	18	+ 5.9%	36	40	+ 11.1%
Closed Sales	7	13	+ 85.7%	20	28	+ 40.0%
Median Sales Price*	\$1,900,000	\$1,740,000	- 8.4%	\$1,962,500	\$1,605,000	- 18.2%
Inventory of Homes for Sale	39	38	- 2.6%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--
Cumulative Days on Market Until Sale	75	58	- 22.7%	76	63	- 17.1%
Percent of Original List Price Received*	106.3%	104.5%	- 1.7%	100.0%	101.2%	+ 1.2%
New Listings	32	22	- 31.3%	59	55	- 6.8%

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

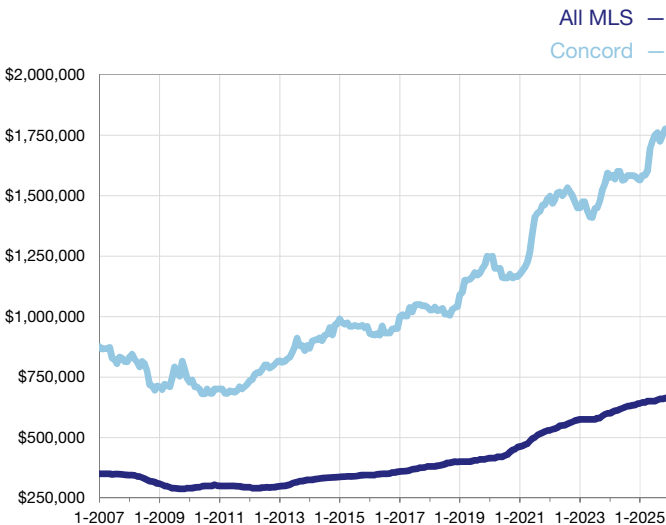
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	6	+ 20.0%	10	12	+ 20.0%
Closed Sales	3	3	0.0%	5	8	+ 60.0%
Median Sales Price*	\$630,000	\$824,000	+ 30.8%	\$640,000	\$879,500	+ 37.4%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--
Cumulative Days on Market Until Sale	17	14	- 17.6%	23	47	+ 104.3%
Percent of Original List Price Received*	108.2%	100.3%	- 7.3%	105.8%	96.1%	- 9.2%
New Listings	9	6	- 33.3%	17	15	- 11.8%

\* 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

