

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Concord

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	25	21	- 16.0%	61	60	- 1.6%
Closed Sales	13	13	0.0%	33	41	+ 24.2%
Median Sales Price*	\$1,710,000	<b>\$2,100,000</b>	+ 22.8%	\$1,725,000	<b>\$1,740,000</b>	+ 0.9%
Inventory of Homes for Sale	50	46	- 8.0%	--	--	--
Months Supply of Inventory	3.5	3.2	- 8.6%	--	--	--
Cumulative Days on Market Until Sale	46	32	- 30.4%	64	53	- 17.2%
Percent of Original List Price Received*	99.7%	103.5%	+ 3.8%	99.9%	101.9%	+ 2.0%
New Listings	37	29	- 21.6%	96	83	- 13.5%

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

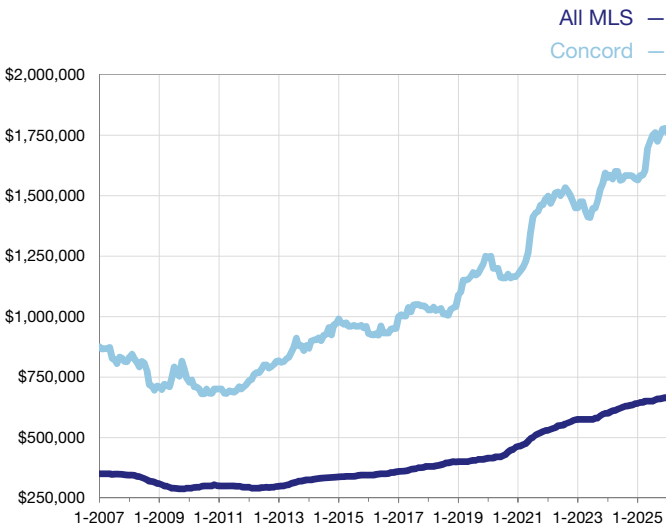
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	7	- 22.2%	19	18	- 5.3%
Closed Sales	4	7	+ 75.0%	9	15	+ 66.7%
Median Sales Price*	\$1,047,500	<b>\$710,000</b>	- 32.2%	\$687,500	<b>\$737,000</b>	+ 7.2%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	120	+ 471.4%	22	81	+ 268.2%
Percent of Original List Price Received*	109.0%	94.0%	- 13.8%	107.2%	95.1%	- 11.3%
New Listings	7	5	- 28.6%	24	20	- 16.7%

\* 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

