

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Concord

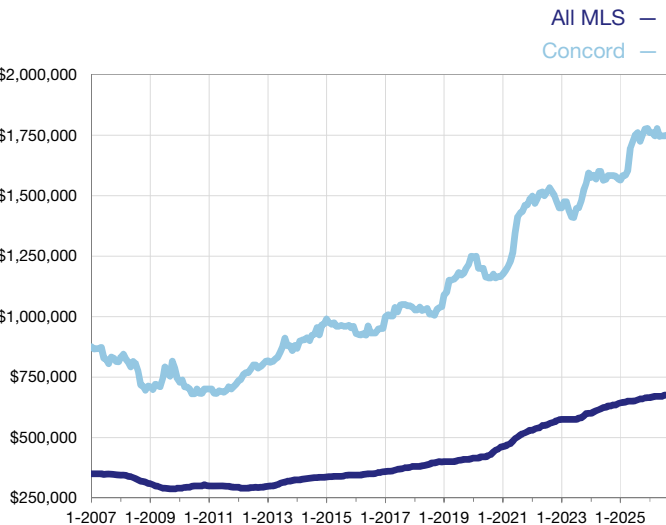
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	10	- 9.1%	133	117	- 12.0%
Closed Sales	14	21	+ 50.0%	130	113	- 13.1%
Median Sales Price*	\$1,617,500	\$1,779,619	+ 10.0%	\$1,812,500	\$1,779,619	- 1.8%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	35	58	+ 65.7%	42	55	+ 31.0%
Percent of Original List Price Received*	102.2%	98.5%	- 3.6%	100.6%	99.9%	- 0.7%
New Listings	6	7	+ 16.7%	169	144	- 14.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	35	28	- 20.0%
Closed Sales	5	2	- 60.0%	35	27	- 22.9%
Median Sales Price*	\$975,000	\$825,000	- 15.4%	\$851,000	\$820,000	- 3.6%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	52	127	+ 144.2%	24	70	+ 191.7%
Percent of Original List Price Received*	98.8%	86.4%	- 12.6%	103.3%	95.7%	- 7.4%
New Listings	1	2	+ 100.0%	45	29	- 35.6%

* 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

