Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Concord

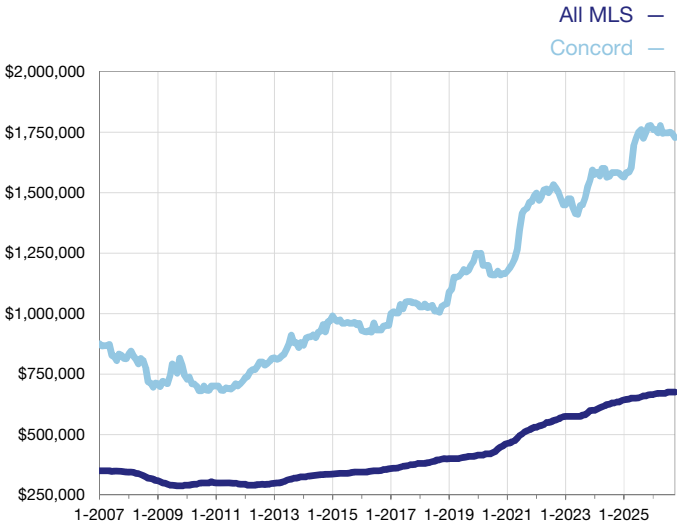
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**21**	+ 31.3%	159	**149**	- 6.3%
Closed Sales	7	**17**	+ 142.9%	147	**141**	- 4.1%
Median Sales Price*	$1,625,000	**$1,350,000**	- 16.9%	$1,800,000	**$1,725,000**	- 4.2%
Inventory of Homes for Sale	48	**47**	- 2.1%	--	--	--
Months Supply of Inventory	3.3	**3.4**	+ 3.0%	--	--	--
Cumulative Days on Market Until Sale	47	**62**	+ 31.9%	45	**56**	+ 24.4%
Percent of Original List Price Received*	98.9%	**97.4%**	- 1.5%	100.1%	**99.7%**	- 0.4%
New Listings	16	**16**	0.0%	214	**199**	- 7.0%

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

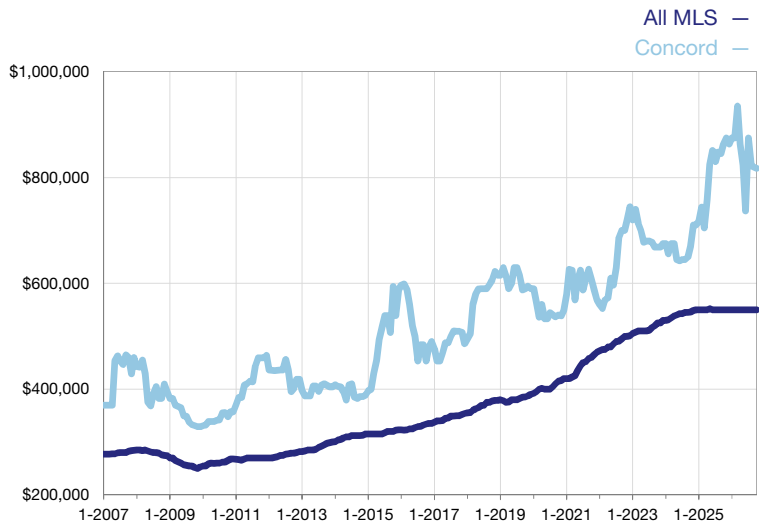
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	44	**37**	- 15.9%
Closed Sales	5	**8**	+ 60.0%	42	**36**	- 14.3%
Median Sales Price*	$1,100,000	**$821,000**	- 25.4%	$863,000	**$817,500**	- 5.3%
Inventory of Homes for Sale	9	**6**	- 33.3%	--	--	--
Months Supply of Inventory	2.3	**1.7**	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	40	**30**	- 25.0%	26	**63**	+ 142.3%
Percent of Original List Price Received*	100.2%	**108.4%**	+ 8.2%	102.8%	**98.5%**	- 4.2%
New Listings	3	**2**	- 33.3%	56	**39**	- 30.4%

* 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



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