

Concord, MA Area Market Review

2022 vs. 2021 As of December 31, 2022

Prepared by Deborah Fogarty on Monday, January 02, 2023

Single Family

Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	195	185	-10	-5.13%	↓
Average Days on Market	44	27	-17	-38.64%	↓
Average Days to Offer	28	17	-11	-39.29%	↓
Average Sale Price	\$1,697,249.72	\$1,701,228.40	\$3,978.68	0.23%	↑
Average Sale \$ / SqFt	\$466.36	\$509.36	\$43.00	9.22%	↑
Average List Price	\$1,669,732.77	\$1,629,180.54	-\$40,552.23	-2.43%	↓
Average List \$ / SqFt	\$450.77	\$483.95	\$33.18	7.36%	↑
Average Original List Price	\$1,694,734.87	\$1,650,719.45	-\$44,015.42	-2.60%	↓
Average Original List \$ / SqFt	\$455.85	\$490.41	\$34.56	7.58%	↑
Average Sale Price as % of List Price	103.57%	105.29%	1.72%	1.66%	↑
Average Sale Price as % of Original List Price	102.45%	104.11%	1.66%	1.62%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	1	1	0%	↑