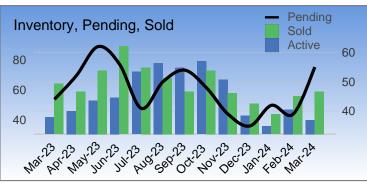
Concord: Detached Single-Family Homes

March 2024

Market Activity Summary:

- Inventory: 40 units were listed for sale as of the last day of March approximately 0.8 months of inventory.
- Sales Activity: 59 units were sold during March,
- Median Sales Price: \$825,000 during March
- Average price per sq.ft. in March was \$527
- Average Days-on-Market (DOM) is approximately 17 days
- Sold over Asking: On average, buyers paid 105% of list price in March





ASSOCIATION OF REALTORS®

					Monthly	y Market A	Activity				
Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Mar-24	40	55	59	0.8	\$857,063	\$825,000	\$896,798	17	\$567	\$527	105%
Feb-24	47	39	56	1.0	\$872,877	\$849,000	\$897,817	25	\$555	\$540	103%
Jan-24	36	42	44	0.7	\$789,920	\$794,000	\$806,884	29	\$542	\$544	103%
Dec-23	43	35	51	0.7	\$853,882	\$810,000	\$857,615	29	\$536	\$527	101%
Nov-23	67	39	58	1.1	\$792,668	\$772,500	\$814,444	17	\$524	\$530	103%
Oct-23	79	48	73	1.2	\$855,840	\$801,000	\$869,857	23	\$516	\$516	103%
Sep-23	75	54	59	1.1	\$870,482	\$815,000	\$891,059	14	\$525	\$562	102%
Aug-23	78	50	68	1.0	\$817,626	\$814,500	\$839,660	15	\$534	\$534	103%
Jul-23	72	41	75	0.9	\$830,625	\$835,000	\$845,147	15	\$519	\$532	102%
Jun-23	55	56	89	0.8	\$836,108	\$840,000	\$865,809	14	\$500	\$541	104%
May-23	53	62	73	0.8	\$839,208	\$840,000	\$873,339	13	\$517	\$527	104%
Apr-23	46	52	59	0.9	\$812,836	\$775,000	\$840,317	14	\$504	\$551	104%
Mar-23	42	44	64	1.0	\$804,007	\$792,500	\$822,976	22	\$508	\$554	102%

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Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price	
Mar-24	59	-7.81%	\$905,489	6.7%	\$825,000	4.1%	\$896,798	8.97%	17	-22.7%	105%	
Mar-23	64	-44.3%	\$848,600	-2.26%	\$792,500	-15.2%	\$822,976	-20.1%	22	120%	102%	
Mar-22	115	0.877%	\$868,179	7.28%	\$935,000	16.9%	\$1,029,787	22.5%	10	11.1%	113%	

Sales Activity and Price Trends								
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold			
<500K	2	2	3	7	20			
\$500-599K	6	10	3	20	53			
\$600-699K	26	21	21	57	47			
\$700-799K	38	37	46	54	42			
\$800-899K	32	30	46	57	21			
\$900-999K	19	25	33	27	6			
\$1-1.299M	24	13	46	24	9			
\$1.3-1.699M	10	4	24	3	1			
\$1.7-1.999M	2	0	3	0	0			
\$2-2.999M	0	0	0	0	0			
>3M	0	0	1	1	0			
Total	159	142	226	250	199			

Presented by:		
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