

Concord 01742

ZIP code · MA · Massachusetts › Middlesex County

BUYER'S MARKET

\$1.5M

MEDIAN SALE PRICE

-7.4%

1-YR CHANGE

210

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



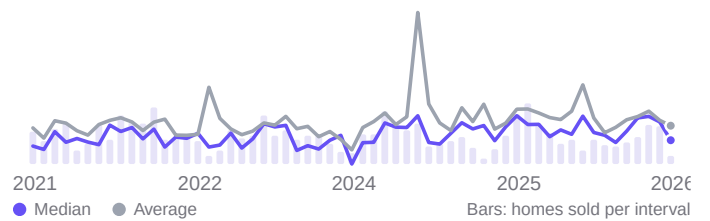
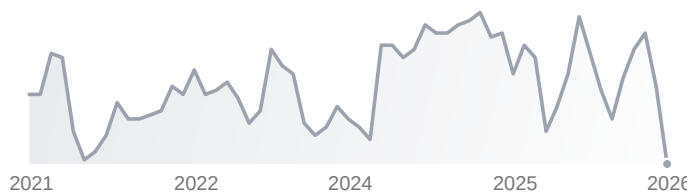
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$1.1M · Average \$1.5M

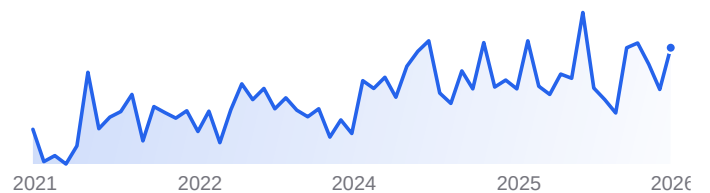
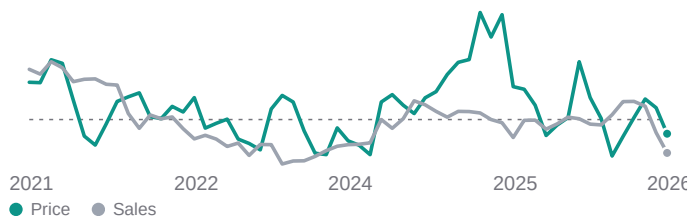


Growth (year over year)

Price -7.4% · Sales -17.3%

Price per square foot

\$672/ft²

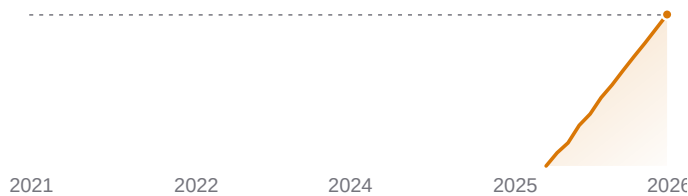


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

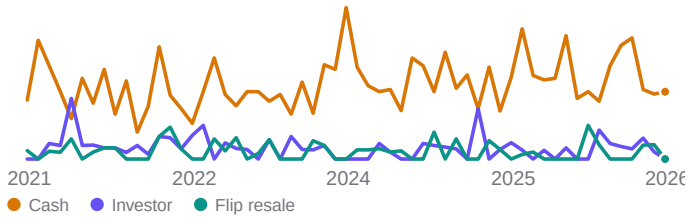
3.7%



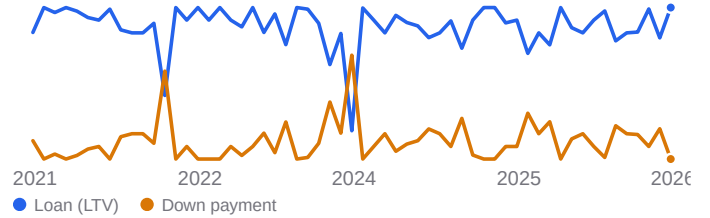
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

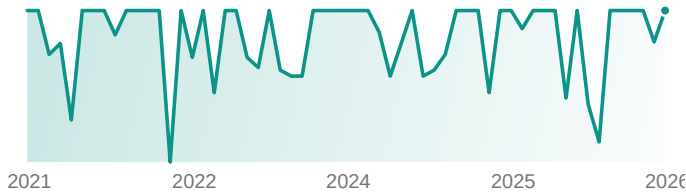


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



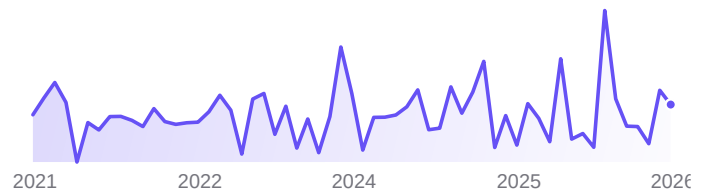
Sellers who sold at a gain

100%



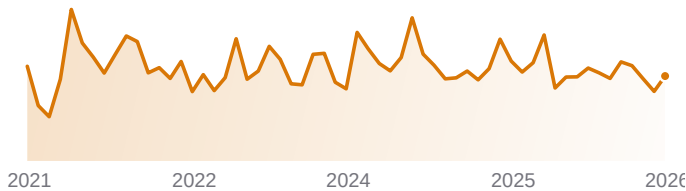
Typical hold before selling

14.0 yrs



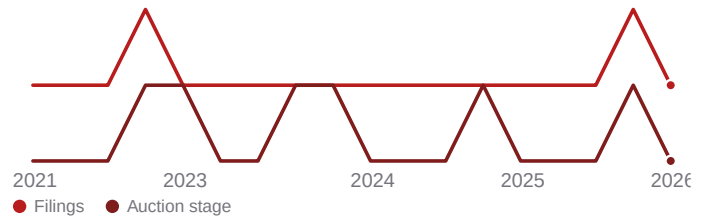
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,735
Median value (AVM)	\$1.4M
Median size	2,384 ft²
Median bedrooms	4
Median year built	1966
Single family	81%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.8%
Owner occupied	92%
Company owned	23%
Median loan-to-value	34%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	18,974
Density	737 / mi ²
Median household income	\$186K
Average household income	\$221K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	74
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	2.0%
Unemployment	0.9%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.