

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	21	- 19.2%	169	168	- 0.6%
Closed Sales	31	29	- 6.5%	143	142	- 0.7%
Median Sales Price*	\$700,000	\$835,000	+ 19.3%	\$685,000	\$830,000	+ 21.2%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	53	14	- 73.6%	54	21	- 61.1%
Percent of Original List Price Received*	100.4%	111.3%	+ 10.9%	99.0%	109.9%	+ 11.0%
New Listings	27	25	- 7.4%	192	171	- 10.9%

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

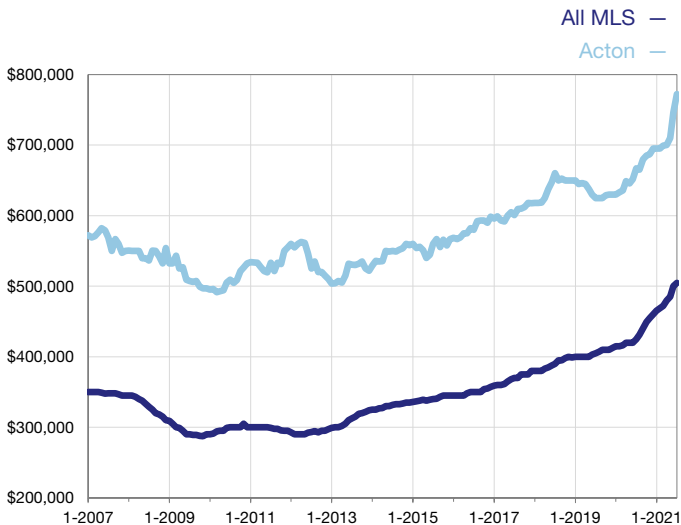
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	11	+ 22.2%	54	86	+ 59.3%
Closed Sales	19	13	- 31.6%	49	79	+ 61.2%
Median Sales Price*	\$255,000	\$256,988	+ 0.8%	\$255,000	\$365,000	+ 43.1%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	34	17	- 50.0%	36	33	- 8.3%
Percent of Original List Price Received*	98.0%	105.6%	+ 7.8%	98.4%	102.9%	+ 4.6%
New Listings	15	20	+ 33.3%	68	93	+ 36.8%

* 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

