

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 11 | 8 | - 27.3% | 242 | 204 | - 15.7% |
| Closed Sales | 22 | 12 | - 45.5% | 253 | 202 | - 20.2% |
| Median Sales Price* | \$910,000 | \$775,000 | - 14.8% | \$810,000 | \$875,000 | + 8.0% |
| Inventory of Homes for Sale | 3 | 4 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 0.1 | 0.2 | + 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 20 | - 23.1% | 20 | 18 | - 10.0% |
| Percent of Original List Price Received* | 108.2% | 102.3% | - 5.5% | 109.5% | 108.1% | - 1.3% |
| New Listings | 6 | 8 | + 33.3% | 252 | 239 | - 5.2% |

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

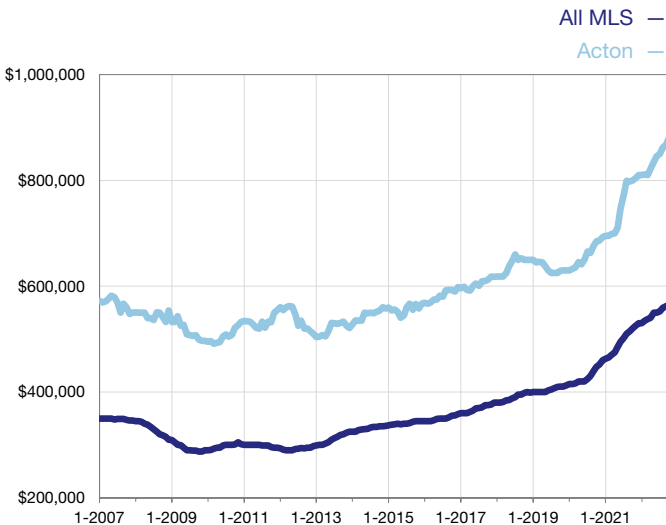
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 6 | 5 | - 16.7% | 145 | 115 | - 20.7% |
| Closed Sales | 4 | 7 | + 75.0% | 149 | 119 | - 20.1% |
| Median Sales Price* | \$265,000 | \$340,000 | + 28.3% | \$352,500 | \$340,000 | - 3.5% |
| Inventory of Homes for Sale | 2 | 1 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 0.2 | 0.1 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 39 | 19 | - 51.3% | 27 | 17 | - 37.0% |
| Percent of Original List Price Received* | 101.8% | 98.7% | - 3.0% | 102.7% | 103.4% | + 0.7% |
| New Listings | 2 | 2 | 0.0% | 146 | 125 | - 14.4% |

* 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

