Local Market Update – September 2016

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Acton

Single-Family Properties

	September			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	29	**20**	- 31.0%	199	**210**	+ 5.5%
Closed Sales	15	**13**	- 13.3%	181	**204**	+ 12.7%
Median Sales Price*	$530,900	**$508,000**	- 4.3%	$574,800	**$600,000**	+ 4.4%
Inventory of Homes for Sale	75	**56**	- 25.3%	--	--	--
Months Supply of Inventory	3.9	**2.5**	- 35.9%	--	--	--
Cumulative Days on Market Until Sale	60	**63**	+ 5.0%	73	**71**	- 2.7%
Percent of Original List Price Received*	100.6%	**93.3%**	- 7.3%	99.5%	**97.4%**	- 2.1%
New Listings	48	**29**	- 39.6%	276	**262**	- 5.1%

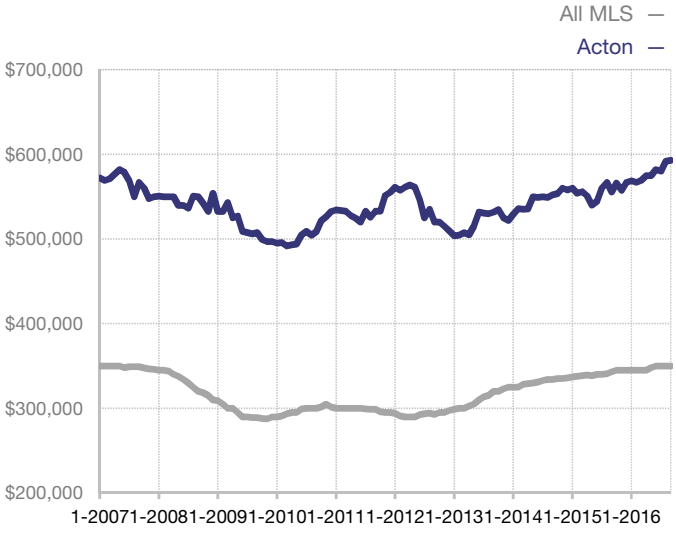
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

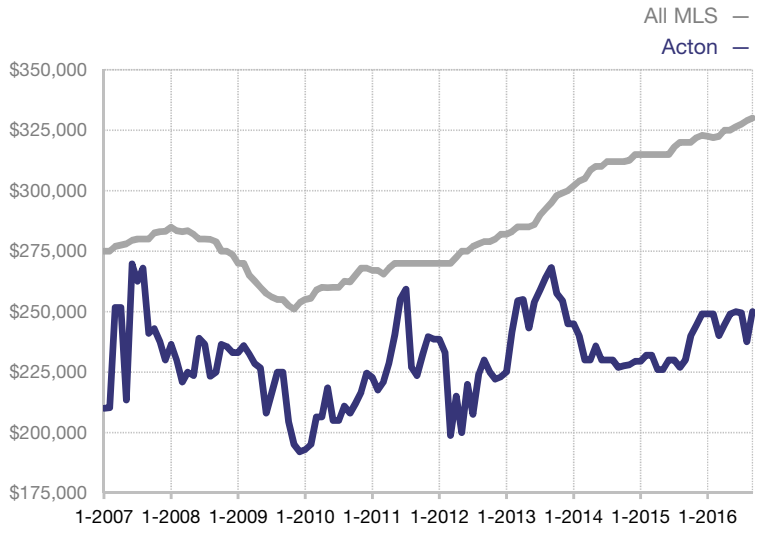
	September			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	12	**12**	0.0%	90	**122**	+ 35.6%
Closed Sales	11	**9**	- 18.2%	83	**111**	+ 33.7%
Median Sales Price*	$249,000	**$424,500**	+ 70.5%	$237,000	**$232,000**	- 2.1%
Inventory of Homes for Sale	29	**20**	- 31.0%	--	--	--
Months Supply of Inventory	3.6	**1.6**	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	67	**55**	- 17.9%	67	**53**	- 20.9%
Percent of Original List Price Received*	98.4%	**99.6%**	+ 1.2%	99.0%	**98.1%**	- 0.9%
New Listings	16	**11**	- 31.3%	123	**143**	+ 16.3%

* 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



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