

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	25	20	- 20.0%	175	190	+ 8.6%
Closed Sales	24	31	+ 29.2%	155	174	+ 12.3%
Median Sales Price*	\$677,500	\$662,890	- 2.2%	\$630,000	\$685,000	+ 8.7%
Inventory of Homes for Sale	43	20	- 53.5%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	48	33	- 31.3%	47	50	+ 6.4%
Percent of Original List Price Received*	96.2%	101.5%	+ 5.5%	98.7%	99.5%	+ 0.8%
New Listings	23	26	+ 13.0%	222	218	- 1.8%

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

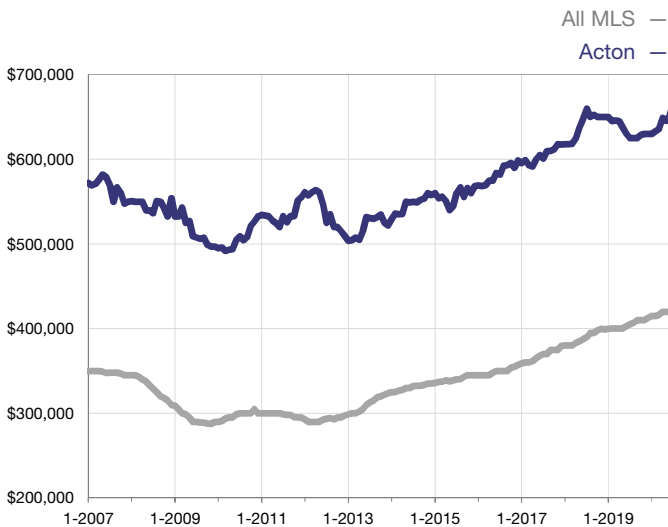
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	15	+ 15.4%	80	69	- 13.8%
Closed Sales	13	5	- 61.5%	78	54	- 30.8%
Median Sales Price*	\$330,000	\$183,000	- 44.5%	\$326,000	\$242,500	- 25.6%
Inventory of Homes for Sale	23	8	- 65.2%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	52	18	- 65.4%	44	34	- 22.7%
Percent of Original List Price Received*	98.7%	99.5%	+ 0.8%	99.8%	99.1%	- 0.7%
New Listings	12	13	+ 8.3%	101	81	- 19.8%

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

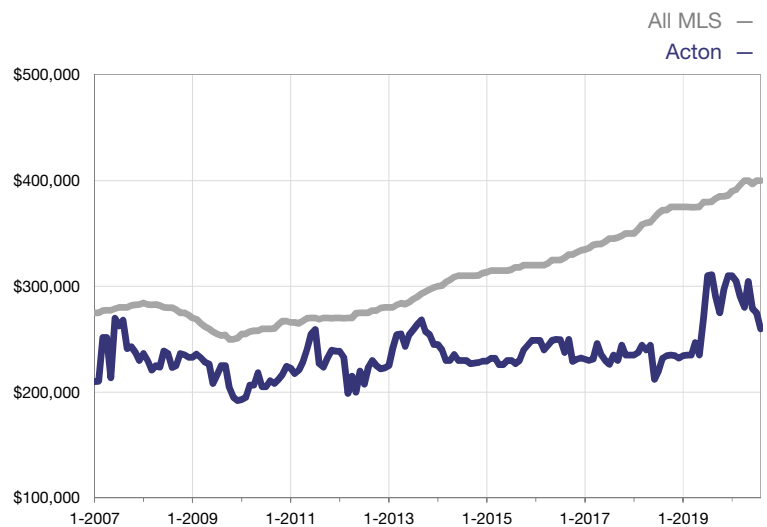
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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