

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	25	+ 31.6%	81	82	+ 1.2%
Closed Sales	21	23	+ 9.5%	53	59	+ 11.3%
Median Sales Price*	\$700,000	\$810,000	+ 15.7%	\$685,000	\$776,000	+ 13.3%
Inventory of Homes for Sale	36	15	- 58.3%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	33	37	+ 12.1%	69	34	- 50.7%
Percent of Original List Price Received*	101.8%	105.8%	+ 3.9%	98.3%	105.0%	+ 6.8%
New Listings	20	31	+ 55.0%	109	86	- 21.1%

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

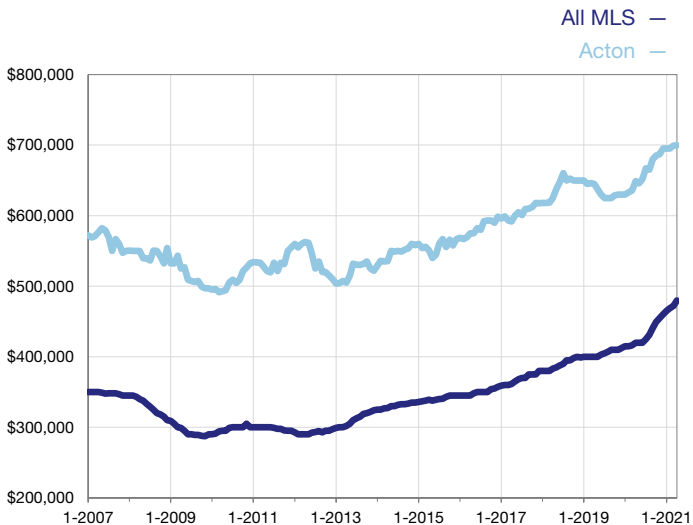
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	12	+ 140.0%	25	44	+ 76.0%
Closed Sales	7	13	+ 85.7%	21	38	+ 81.0%
Median Sales Price*	\$225,000	\$385,000	+ 71.1%	\$225,000	\$369,000	+ 64.0%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	13	68	+ 423.1%	26	45	+ 73.1%
Percent of Original List Price Received*	100.1%	101.9%	+ 1.8%	99.2%	101.2%	+ 2.0%
New Listings	12	15	+ 25.0%	37	41	+ 10.8%

* 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

