

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	36	36	0.0%	117	118	+ 0.9%
Closed Sales	30	14	- 53.3%	83	73	- 12.0%
Median Sales Price*	\$659,500	\$748,750	+ 13.5%	\$679,000	\$770,000	+ 13.4%
Inventory of Homes for Sale	28	7	- 75.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	41	9	- 78.0%	59	29	- 50.8%
Percent of Original List Price Received*	99.8%	114.2%	+ 14.4%	98.9%	106.8%	+ 8.0%
New Listings	29	27	- 6.9%	137	113	- 17.5%

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

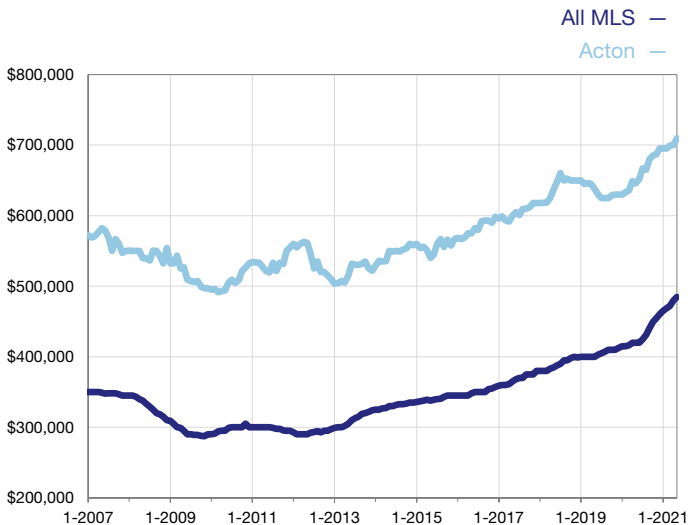
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	11	+ 37.5%	33	55	+ 66.7%
Closed Sales	4	14	+ 250.0%	25	52	+ 108.0%
Median Sales Price*	\$357,500	\$423,250	+ 18.4%	\$260,000	\$369,000	+ 41.9%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	12	27	+ 125.0%	24	40	+ 66.7%
Percent of Original List Price Received*	100.7%	103.2%	+ 2.5%	99.4%	101.7%	+ 2.3%
New Listings	8	9	+ 12.5%	46	50	+ 8.7%

* 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

