

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	12	- 7.7%	231	196	- 15.2%
Closed Sales	17	12	- 29.4%	231	190	- 17.7%
Median Sales Price*	\$755,000	\$768,500	+ 1.8%	\$805,000	\$877,500	+ 9.0%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	20	17	- 15.0%
Percent of Original List Price Received*	105.5%	104.7%	- 0.8%	109.6%	108.5%	- 1.0%
New Listings	14	7	- 50.0%	246	231	- 6.1%

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

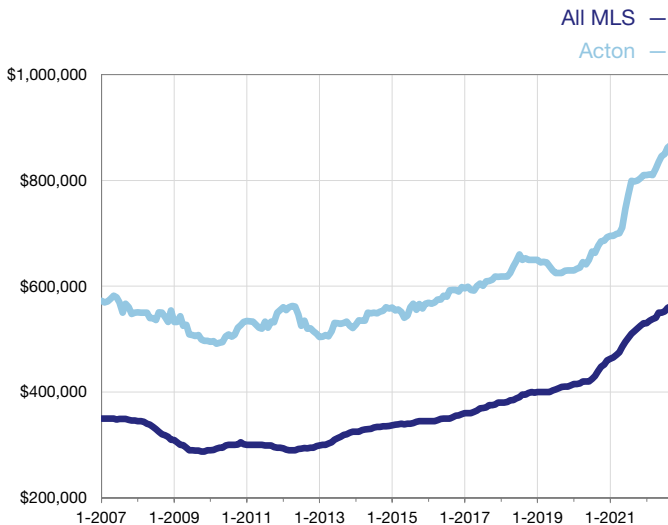
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	7	- 12.5%	139	111	- 20.1%
Closed Sales	13	10	- 23.1%	145	112	- 22.8%
Median Sales Price*	\$360,000	\$236,000	- 34.4%	\$360,000	\$337,500	- 6.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	27	17	- 37.0%
Percent of Original List Price Received*	103.6%	96.3%	- 7.0%	102.7%	103.7%	+ 1.0%
New Listings	6	5	- 16.7%	144	123	- 14.6%

* 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

