

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Acton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	24	+ 20.0%	55	45	- 18.2%
Closed Sales	7	10	+ 42.9%	33	26	- 21.2%
Median Sales Price*	\$1,005,000	\$709,750	- 29.4%	\$780,000	\$840,500	+ 7.8%
Inventory of Homes for Sale	29	10	- 65.5%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	17	42	+ 147.1%	20	34	+ 70.0%
Percent of Original List Price Received*	120.8%	102.6%	- 15.1%	109.4%	102.7%	- 6.1%
New Listings	31	20	- 35.5%	84	53	- 36.9%

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

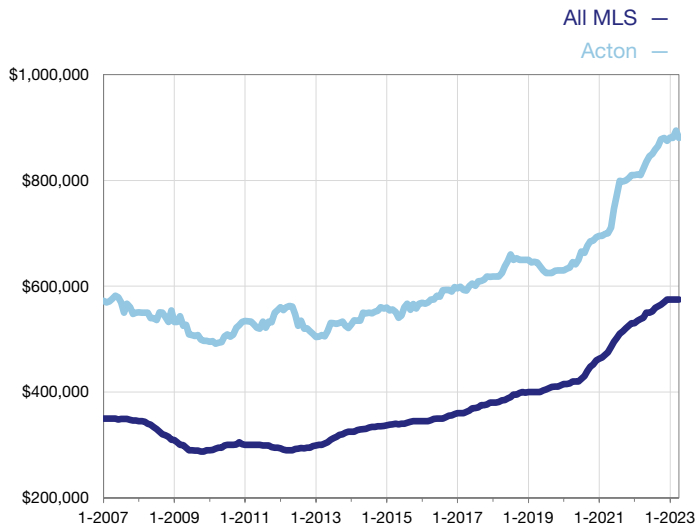
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	17	+ 41.7%	33	31	- 6.1%
Closed Sales	14	5	- 64.3%	28	17	- 39.3%
Median Sales Price*	\$460,000	\$241,000	- 47.6%	\$336,500	\$301,000	- 10.5%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	16	+ 33.3%	14	23	+ 64.3%
Percent of Original List Price Received*	106.1%	104.2%	- 1.8%	105.8%	102.1%	- 3.5%
New Listings	14	15	+ 7.1%	40	31	- 22.5%

\* 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

