

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Acton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	24	- 38.5%	94	64	- 31.9%
Closed Sales	21	16	- 23.8%	54	42	- 22.2%
Median Sales Price*	\$1,030,000	<b>\$881,500</b>	- 14.4%	\$851,250	<b>\$862,500</b>	+ 1.3%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	11	15	+ 36.4%	16	27	+ 68.8%
Percent of Original List Price Received*	113.1%	<b>108.1%</b>	- 4.4%	110.8%	<b>104.8%</b>	- 5.4%
New Listings	37	30	- 18.9%	115	80	- 30.4%

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

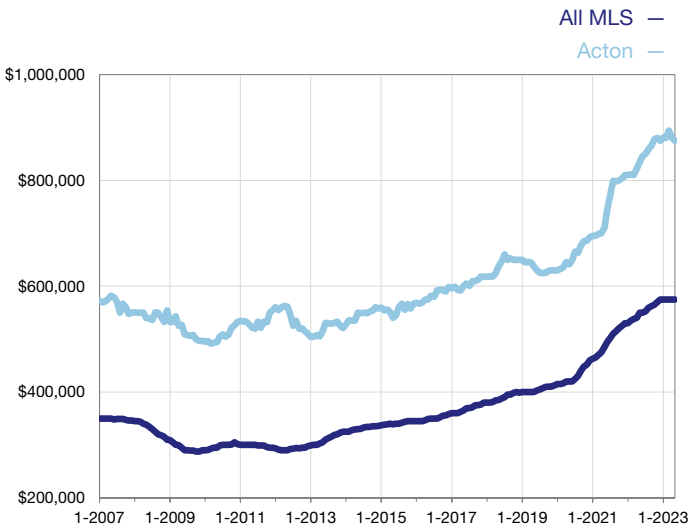
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	4	- 60.0%	43	33	- 23.3%
Closed Sales	10	12	+ 20.0%	38	31	- 18.4%
Median Sales Price*	\$257,000	<b>\$376,000</b>	+ 46.3%	\$301,500	<b>\$262,000</b>	- 13.1%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	12	12	0.0%	13	18	+ 38.5%
Percent of Original List Price Received*	106.1%	<b>107.3%</b>	+ 1.1%	105.9%	<b>103.9%</b>	- 1.9%
New Listings	13	6	- 53.8%	52	36	- 30.8%

\* 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

