

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	19	+ 18.8%	142	107	- 24.6%
Closed Sales	36	21	- 41.7%	126	83	- 34.1%
Median Sales Price*	\$860,000	\$880,000	+ 2.3%	\$906,750	\$898,000	- 1.0%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	14	13	- 7.1%	15	21	+ 40.0%
Percent of Original List Price Received*	111.0%	107.1%	- 3.5%	111.7%	106.4%	- 4.7%
New Listings	22	18	- 18.2%	173	120	- 30.6%

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

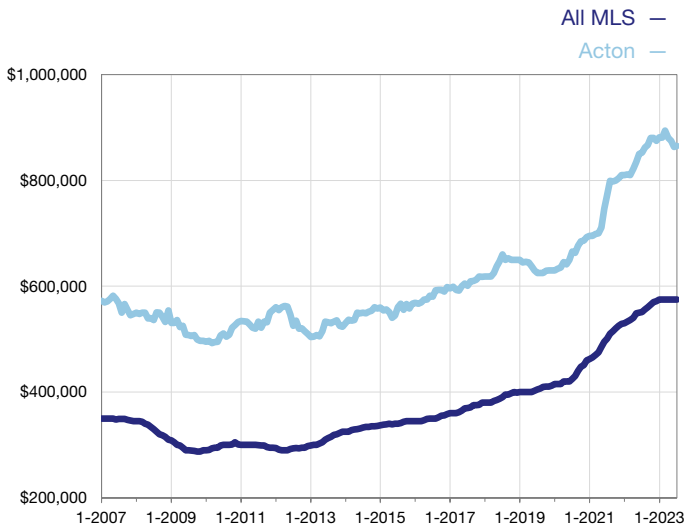
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	72	50	- 30.6%
Closed Sales	15	7	- 53.3%	69	46	- 33.3%
Median Sales Price*	\$475,000	\$445,000	- 6.3%	\$400,000	\$295,500	- 26.1%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	11	14	+ 27.3%	15	16	+ 6.7%
Percent of Original List Price Received*	106.6%	104.9%	- 1.6%	106.5%	105.8%	- 0.7%
New Listings	17	6	- 64.7%	81	54	- 33.3%

* 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

