

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	14	+ 7.7%	170	133	- 21.8%
Closed Sales	17	15	- 11.8%	165	127	- 23.0%
Median Sales Price*	\$850,000	\$950,000	+ 11.8%	\$881,000	\$913,500	+ 3.7%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	22	25	+ 13.6%	17	21	+ 23.5%
Percent of Original List Price Received*	100.8%	104.0%	+ 3.2%	109.4%	105.9%	- 3.2%
New Listings	16	19	+ 18.8%	203	151	- 25.6%

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

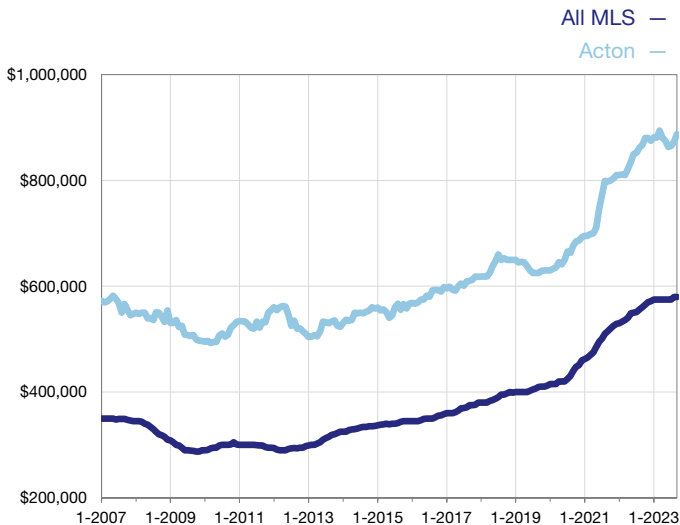
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	93	65	- 30.1%
Closed Sales	14	5	- 64.3%	95	61	- 35.8%
Median Sales Price*	\$338,500	\$494,000	+ 45.9%	\$380,000	\$320,000	- 15.8%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	16	17	+ 6.3%
Percent of Original List Price Received*	100.4%	105.1%	+ 4.7%	104.8%	105.1%	+ 0.3%
New Listings	14	9	- 35.7%	107	70	- 34.6%

* 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

