

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	13	+ 8.3%	195	160	- 17.9%
Closed Sales	12	14	+ 16.7%	190	157	- 17.4%
Median Sales Price*	\$768,500	\$840,000	+ 9.3%	\$877,500	\$901,000	+ 2.7%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	20	41	+ 105.0%	18	23	+ 27.8%
Percent of Original List Price Received*	104.7%	102.7%	- 1.9%	108.5%	105.3%	- 2.9%
New Listings	6	9	+ 50.0%	220	178	- 19.1%

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

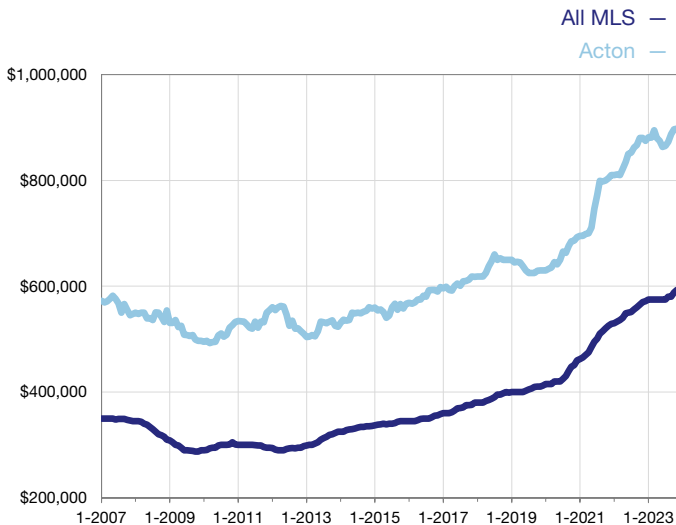
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	110	81	- 26.4%
Closed Sales	10	8	- 20.0%	112	79	- 29.5%
Median Sales Price*	\$236,000	\$517,500	+ 119.3%	\$337,500	\$440,000	+ 30.4%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.0%	17	18	+ 5.9%
Percent of Original List Price Received*	96.3%	102.9%	+ 6.9%	103.7%	105.1%	+ 1.4%
New Listings	5	9	+ 80.0%	120	91	- 24.2%

* 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

