

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	201	169	- 15.9%
Closed Sales	12	11	- 8.3%	202	168	- 16.8%
Median Sales Price*	\$775,000	\$830,000	+ 7.1%	\$875,000	\$900,500	+ 2.9%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	18	22	+ 22.2%
Percent of Original List Price Received*	102.3%	107.5%	+ 5.1%	108.1%	105.5%	- 2.4%
New Listings	7	3	- 57.1%	227	183	- 19.4%

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

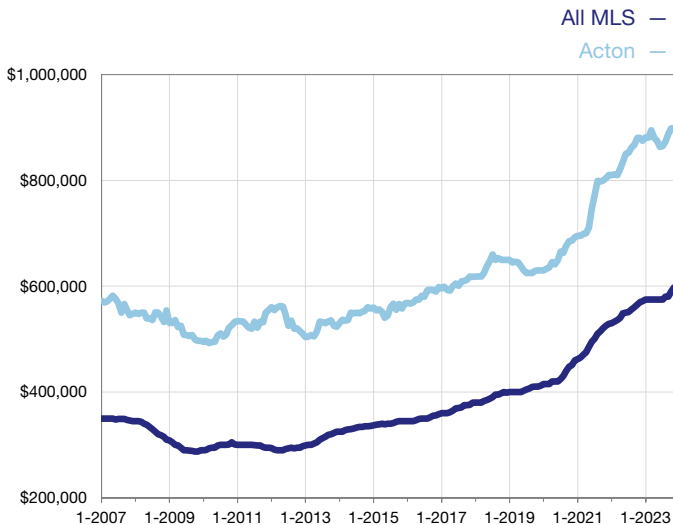
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	115	82	- 28.7%
Closed Sales	7	5	- 28.6%	119	84	- 29.4%
Median Sales Price*	\$340,000	\$579,000	+ 70.3%	\$340,000	\$445,000	+ 30.9%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	22	+ 15.8%	17	18	+ 5.9%
Percent of Original List Price Received*	98.7%	103.6%	+ 5.0%	103.4%	105.0%	+ 1.5%
New Listings	2	1	- 50.0%	122	89	- 27.0%

* 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

