

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

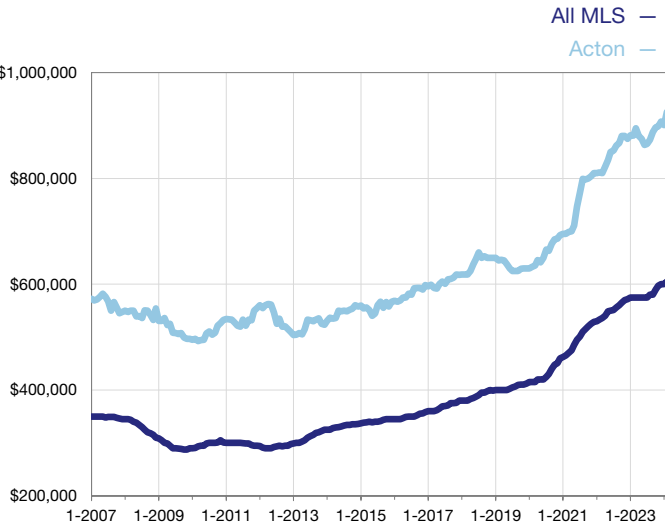
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	9	11	+ 22.2%
Closed Sales	7	4	- 42.9%	12	9	- 25.0%
Median Sales Price*	\$675,000	\$920,850	+ 36.4%	\$797,500	\$1,175,000	+ 47.3%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	56	+ 75.0%	31	49	+ 58.1%
Percent of Original List Price Received*	104.2%	98.7%	- 5.3%	101.0%	99.7%	- 1.3%
New Listings	9	12	+ 33.3%	15	17	+ 13.3%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	7	9	+ 28.6%
Closed Sales	2	2	0.0%	8	5	- 37.5%
Median Sales Price*	\$641,250	\$392,500	- 38.8%	\$370,500	\$399,900	+ 7.9%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.2	1.0	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	28	21	- 25.0%
Percent of Original List Price Received*	98.1%	102.3%	+ 4.3%	100.5%	102.1%	+ 1.6%
New Listings	4	8	+ 100.0%	7	11	+ 57.1%

* 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

