

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	19	- 17.4%	86	90	+ 4.7%
Closed Sales	20	32	+ 60.0%	62	74	+ 19.4%
Median Sales Price*	\$1,040,000	\$1,100,000	+ 5.8%	\$899,000	\$999,500	+ 11.2%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	20	15	- 25.0%	24	27	+ 12.5%
Percent of Original List Price Received*	109.1%	106.5%	- 2.4%	106.2%	105.1%	- 1.0%
New Listings	22	27	+ 22.7%	103	109	+ 5.8%

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

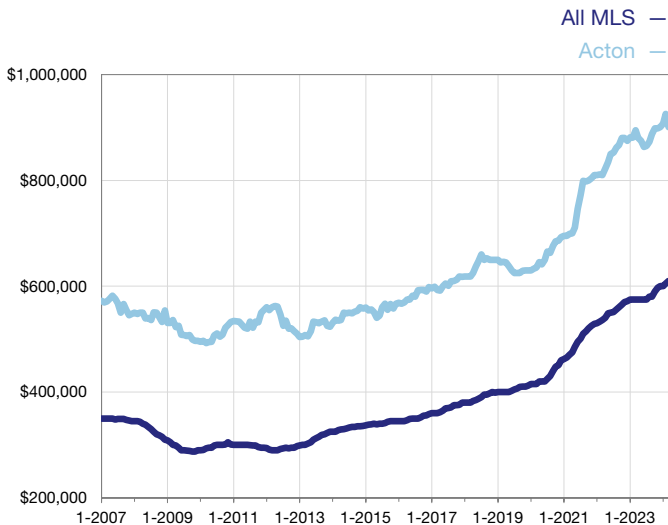
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	7	- 30.0%	43	40	- 7.0%
Closed Sales	7	6	- 14.3%	39	33	- 15.4%
Median Sales Price*	\$285,000	\$500,000	+ 75.4%	\$285,000	\$490,000	+ 71.9%
Inventory of Homes for Sale	5	17	+ 240.0%	--	--	--
Months Supply of Inventory	0.6	2.6	+ 333.3%	--	--	--
Cumulative Days on Market Until Sale	10	17	+ 70.0%	17	25	+ 47.1%
Percent of Original List Price Received*	115.9%	105.3%	- 9.1%	106.0%	102.4%	- 3.4%
New Listings	12	19	+ 58.3%	47	54	+ 14.9%

* 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

