

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

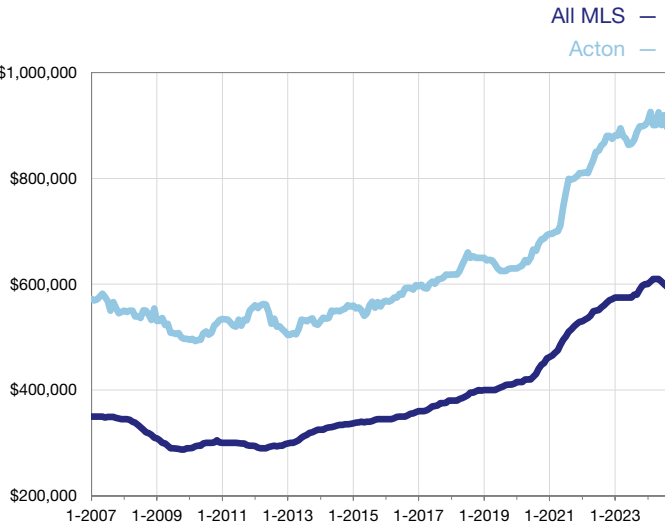
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	8	- 42.9%	117	108	- 7.7%
Closed Sales	29	14	- 51.7%	112	110	- 1.8%
Median Sales Price*	\$927,000	\$889,400	- 4.1%	\$906,750	\$1,010,000	+ 11.4%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	17	20	+ 17.6%	20	23	+ 15.0%
Percent of Original List Price Received*	105.4%	101.3%	- 3.9%	106.1%	105.2%	- 0.8%
New Listings	12	8	- 33.3%	133	126	- 5.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	58	62	+ 6.9%
Closed Sales	10	10	0.0%	56	54	- 3.6%
Median Sales Price*	\$469,500	\$589,500	+ 25.6%	\$295,500	\$437,450	+ 48.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	21	32	+ 52.4%	17	25	+ 47.1%
Percent of Original List Price Received*	102.1%	103.0%	+ 0.9%	105.2%	102.2%	- 2.9%
New Listings	8	7	- 12.5%	61	65	+ 6.6%

* 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

