

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

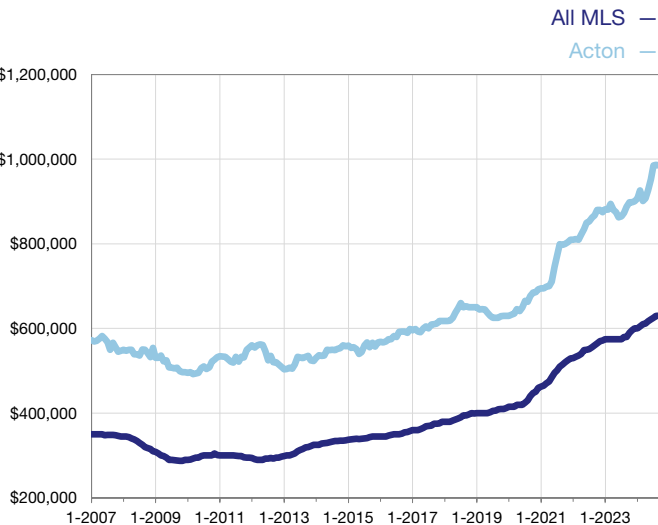
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	165	158	- 4.2%
Closed Sales	11	13	+ 18.2%	168	155	- 7.7%
Median Sales Price*	\$830,000	\$955,000	+ 15.1%	\$900,500	\$990,000	+ 9.9%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	22	22	0.0%
Percent of Original List Price Received*	107.5%	102.5%	- 4.7%	105.5%	104.3%	- 1.1%
New Listings	2	2	0.0%	181	176	- 2.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	83	96	+ 15.7%
Closed Sales	5	9	+ 80.0%	84	94	+ 11.9%
Median Sales Price*	\$579,000	\$315,000	- 45.6%	\$445,000	\$399,950	- 10.1%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	22	20	- 9.1%	18	26	+ 44.4%
Percent of Original List Price Received*	103.6%	101.3%	- 2.2%	105.0%	101.2%	- 3.6%
New Listings	1	5	+ 400.0%	91	102	+ 12.1%

* 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

