

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

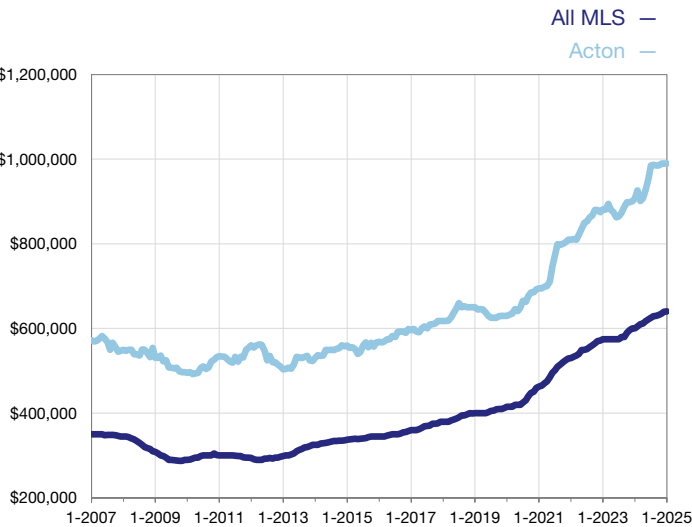
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	2	6	+ 200.0%
Closed Sales	5	8	+ 60.0%	5	8	+ 60.0%
Median Sales Price*	\$1,225,000	\$1,055,000	- 13.9%	\$1,225,000	\$1,055,000	- 13.9%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	43	63	+ 46.5%	43	63	+ 46.5%
Percent of Original List Price Received*	100.5%	97.8%	- 2.7%	100.5%	97.8%	- 2.7%
New Listings	5	6	+ 20.0%	5	6	+ 20.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$399,900	\$639,000	+ 59.8%	\$399,900	\$639,000	+ 59.8%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	23	51	+ 121.7%	23	51	+ 121.7%
Percent of Original List Price Received*	101.9%	99.5%	- 2.4%	101.9%	99.5%	- 2.4%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%

* 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

