

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

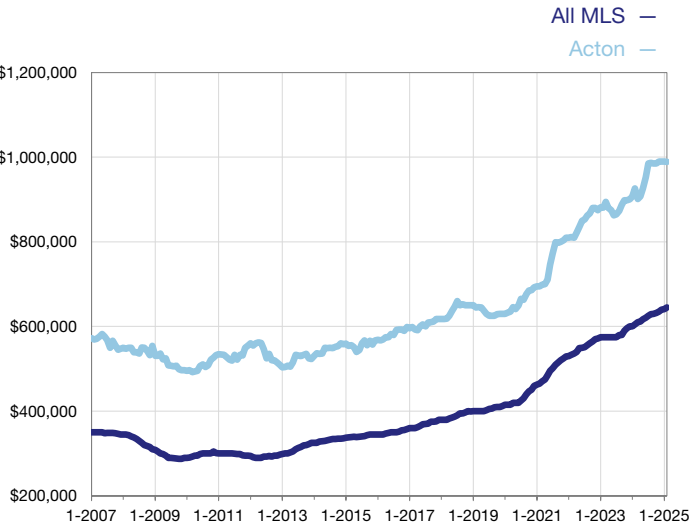
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	10	14	+ 40.0%
Closed Sales	4	5	+ 25.0%	9	13	+ 44.4%
Median Sales Price*	\$920,850	\$890,000	- 3.4%	\$1,175,000	\$950,000	- 19.1%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	56	58	+ 3.6%	49	61	+ 24.5%
Percent of Original List Price Received*	98.7%	103.3%	+ 4.7%	99.7%	100.0%	+ 0.3%
New Listings	12	10	- 16.7%	17	16	- 5.9%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	8	9	+ 12.5%
Closed Sales	2	4	+ 100.0%	5	9	+ 80.0%
Median Sales Price*	\$392,500	\$404,500	+ 3.1%	\$399,900	\$545,000	+ 36.3%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	49	+ 172.2%	21	50	+ 138.1%
Percent of Original List Price Received*	102.3%	95.8%	- 6.4%	102.1%	97.9%	- 4.1%
New Listings	8	9	+ 12.5%	11	13	+ 18.2%

* 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

