

Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	17	31	+ 82.4%	87	98	+ 12.6%
Closed Sales	32	22	- 31.3%	74	74	0.0%
Median Sales Price*	\$1,100,000	\$1,027,500	- 6.6%	\$999,500	\$977,500	- 2.2%
Inventory of Homes for Sale	19	33	+ 73.7%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	27	31	+ 14.8%
Percent of Original List Price Received*	106.5%	105.2%	- 1.2%	105.1%	104.4%	- 0.7%
New Listings	26	32	+ 23.1%	108	129	+ 19.4%

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

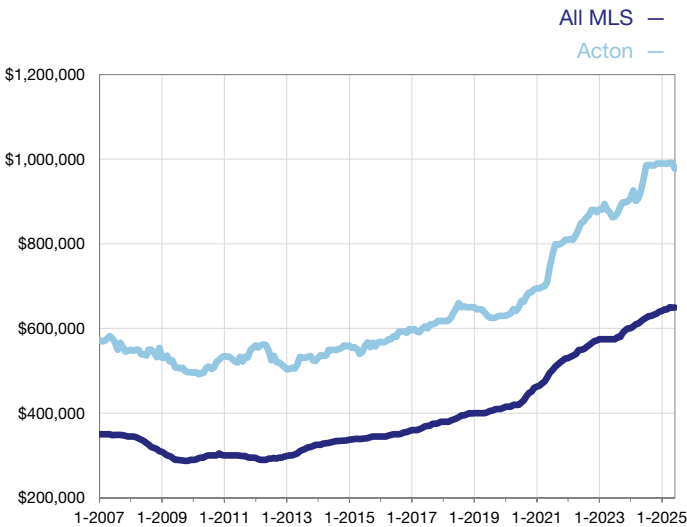
Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	13	+ 160.0%	38	49	+ 28.9%
Closed Sales	6	12	+ 100.0%	33	44	+ 33.3%
Median Sales Price*	\$500,000	\$562,500	+ 12.5%	\$490,000	\$542,500	+ 10.7%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	25	31	+ 24.0%
Percent of Original List Price Received*	105.3%	100.2%	- 4.8%	102.4%	100.5%	- 1.9%
New Listings	19	12	- 36.8%	54	61	+ 13.0%

* 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

