

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	7	0.0%	154	190	+ 23.4%
Closed Sales	13	13	0.0%	155	192	+ 23.9%
Median Sales Price*	\$955,000	\$1,005,000	+ 5.2%	\$990,000	\$949,000	- 4.1%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	40	+ 166.7%	22	32	+ 45.5%
Percent of Original List Price Received*	102.5%	99.8%	- 2.6%	104.3%	101.8%	- 2.4%
New Listings	2	4	+ 100.0%	171	209	+ 22.2%

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

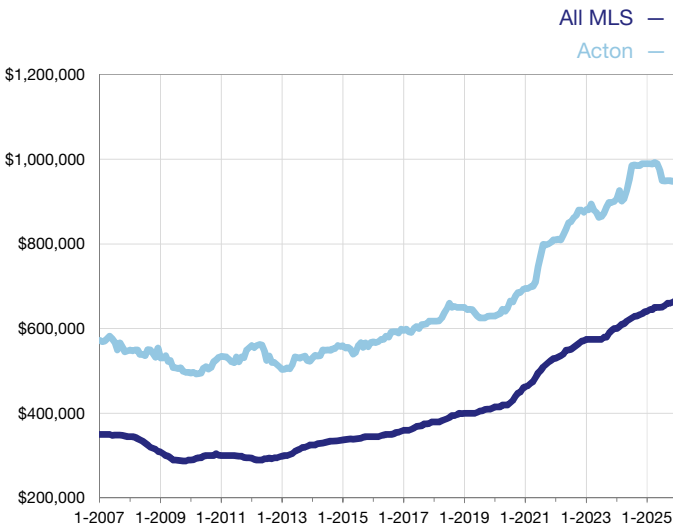
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	5	- 16.7%	97	96	- 1.0%
Closed Sales	9	11	+ 22.2%	95	97	+ 2.1%
Median Sales Price*	\$315,000	\$425,000	+ 34.9%	\$399,900	\$490,000	+ 22.5%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	20	29	+ 45.0%	26	35	+ 34.6%
Percent of Original List Price Received*	101.3%	100.3%	- 1.0%	101.1%	99.2%	- 1.9%
New Listings	5	6	+ 20.0%	103	117	+ 13.6%

* 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

