

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	21	28	+ 33.3%	48	56	+ 16.7%
Closed Sales	16	12	- 25.0%	33	29	- 12.1%
Median Sales Price*	\$1,075,000	\$1,247,500	+ 16.0%	\$950,000	\$935,000	- 1.6%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	11	38	+ 245.5%	42	28	- 33.3%
Percent of Original List Price Received*	109.4%	103.9%	- 5.0%	103.9%	103.7%	- 0.2%
New Listings	24	33	+ 37.5%	65	70	+ 7.7%

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

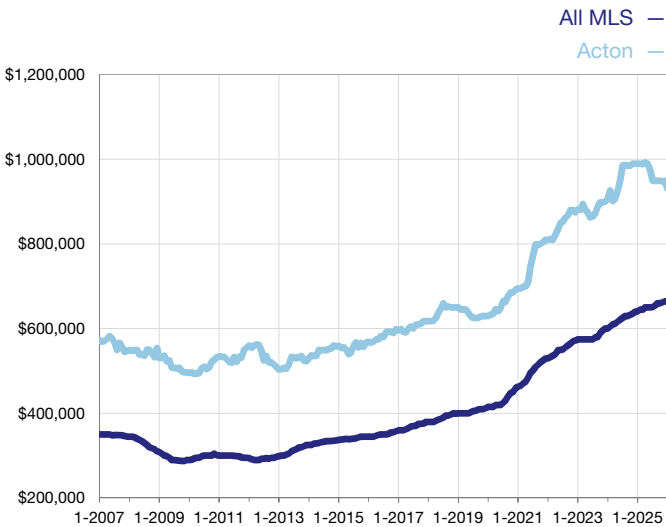
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	11	+ 37.5%	26	36	+ 38.5%
Closed Sales	8	11	+ 37.5%	21	30	+ 42.9%
Median Sales Price*	\$667,500	\$350,000	- 47.6%	\$545,000	\$382,500	- 29.8%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	37	49	+ 32.4%	39	63	+ 61.5%
Percent of Original List Price Received*	99.9%	98.6%	- 1.3%	99.8%	98.5%	- 1.3%
New Listings	13	20	+ 53.8%	38	51	+ 34.2%

* 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

