

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

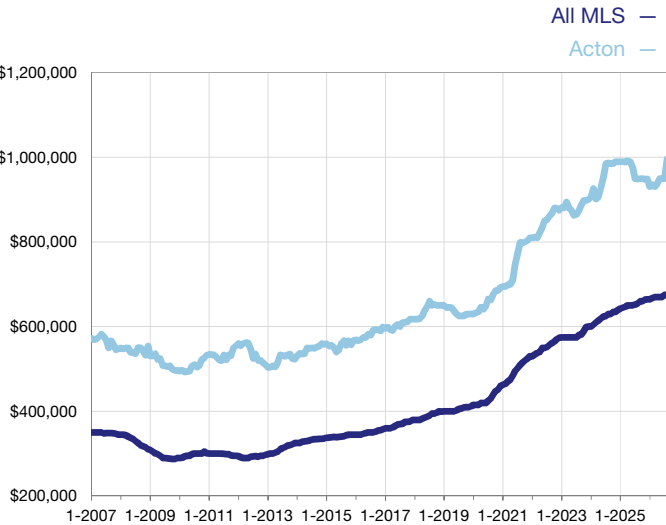
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	19	13	- 31.6%	131	125	- 4.6%
Closed Sales	23	14	- 39.1%	121	117	- 3.3%
Median Sales Price*	\$860,000	\$880,000	+ 2.3%	\$950,000	\$1,005,000	+ 5.8%
Inventory of Homes for Sale	25	24	- 4.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	28	26	- 7.1%
Percent of Original List Price Received*	100.2%	100.3%	+ 0.1%	103.2%	103.3%	+ 0.1%
New Listings	11	7	- 36.4%	159	151	- 5.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	65	68	+ 4.6%
Closed Sales	9	5	- 44.4%	65	67	+ 3.1%
Median Sales Price*	\$490,000	\$425,000	- 13.3%	\$520,000	\$445,000	- 14.4%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	28	39	+ 39.3%	32	48	+ 50.0%
Percent of Original List Price Received*	97.8%	95.8%	- 2.0%	99.7%	99.3%	- 0.4%
New Listings	8	8	0.0%	78	96	+ 23.1%

* 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

