

Acton 01720

ZIP code · MA · Massachusetts · Middlesex County

SELLER'S MARKET

\$854K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

291

SALES (12 MO)

\$865K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



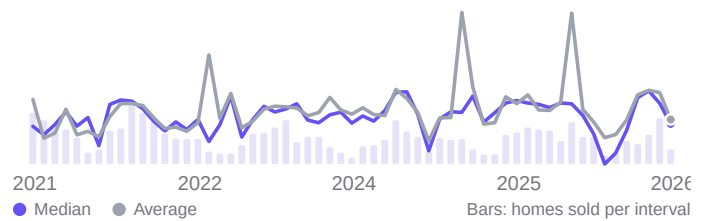
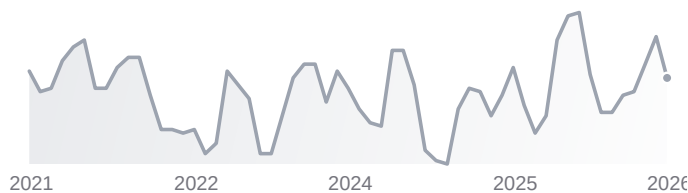
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$683K · Average \$726K

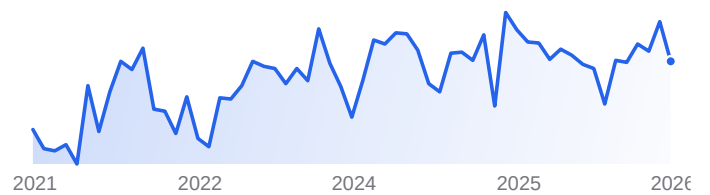
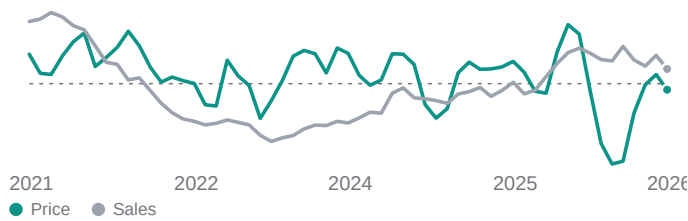


Growth (year over year)

Price -3.6% · Sales +8.6%

Price per square foot

\$402/ft²

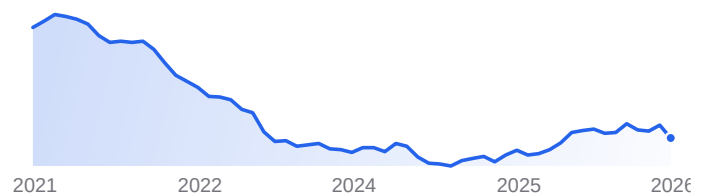
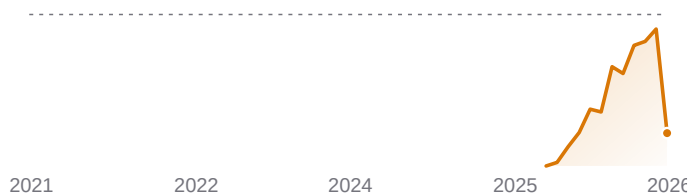


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

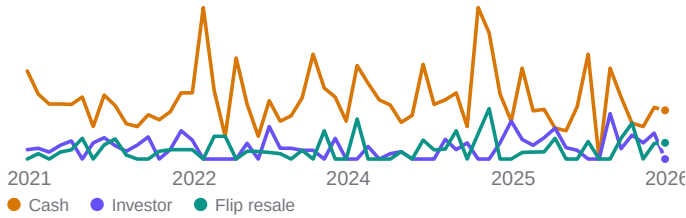
3.9%



BUYERS & OUTCOMES

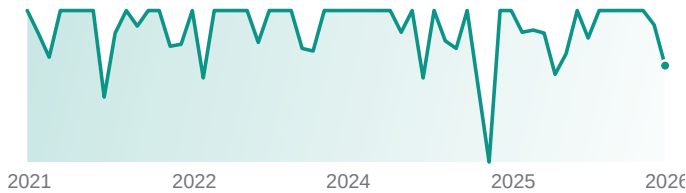
Buyer mix

Cash 21% · Investor 0% · Flip resale 7.1%



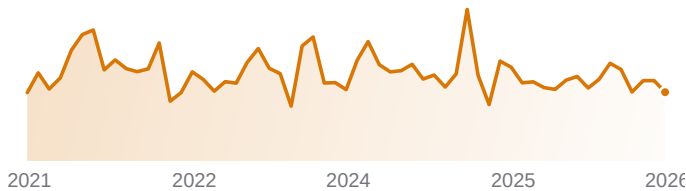
Sellers who sold at a gain

91%

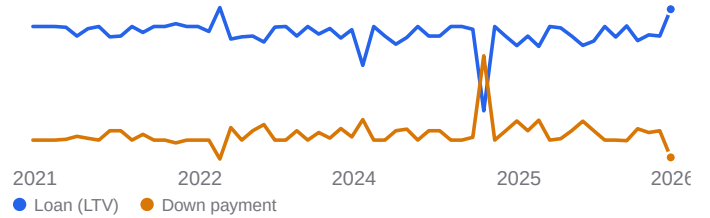


Median annualized return at resale

+3.6%

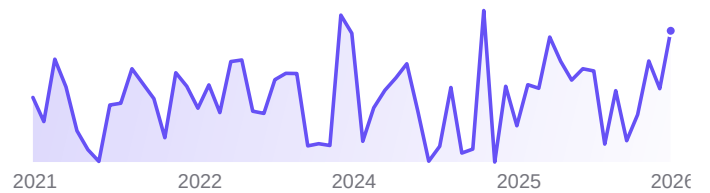


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



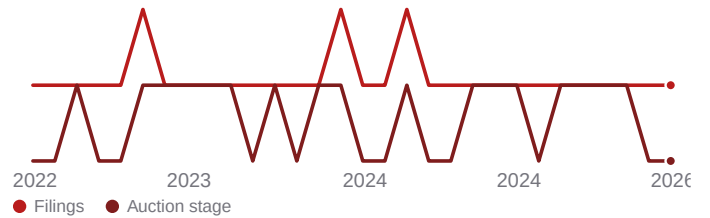
Typical hold before selling

22.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,508
Median value (AVM)	\$865K
Median size	2,084 ft²
Median bedrooms	3
Median year built	1971
Single family	67%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.3%
Owner occupied	86%
Company owned	11%
Median loan-to-value	42%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	24,473
Density	1,210 / mi²
Median household income	\$149K
Average household income	\$187K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	72
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	2.6%
Unemployment	1.3%
Average temp	48°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.