

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	2	- 81.8%	105	72	- 31.4%
Closed Sales	12	7	- 41.7%	98	80	- 18.4%
Median Sales Price*	\$547,750	\$489,900	- 10.6%	\$620,000	\$670,500	+ 8.1%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	29	33	+ 13.8%	21	26	+ 23.8%
Percent of Original List Price Received*	100.7%	97.1%	- 3.6%	102.5%	101.4%	- 1.1%
New Listings	6	0	- 100.0%	118	90	- 23.7%

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

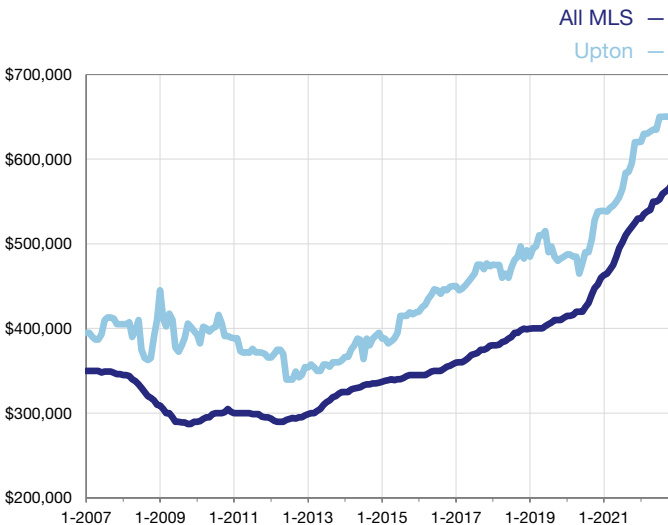
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	43	36	- 16.3%
Closed Sales	3	5	+ 66.7%	33	48	+ 45.5%
Median Sales Price*	\$545,165	\$698,590	+ 28.1%	\$523,815	\$620,458	+ 18.4%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	46	22	- 52.2%	33	19	- 42.4%
Percent of Original List Price Received*	100.9%	101.6%	+ 0.7%	101.2%	102.1%	+ 0.9%
New Listings	6	5	- 16.7%	49	60	+ 22.4%

* 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

