

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	9	2	- 77.8%	9	2	- 77.8%
Median Sales Price*	\$650,000	\$655,000	+ 0.8%	\$650,000	\$655,000	+ 0.8%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	43	89	+ 107.0%	43	89	+ 107.0%
Percent of Original List Price Received*	98.7%	99.6%	+ 0.9%	98.7%	99.6%	+ 0.9%
New Listings	0	5	--	0	5	--

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

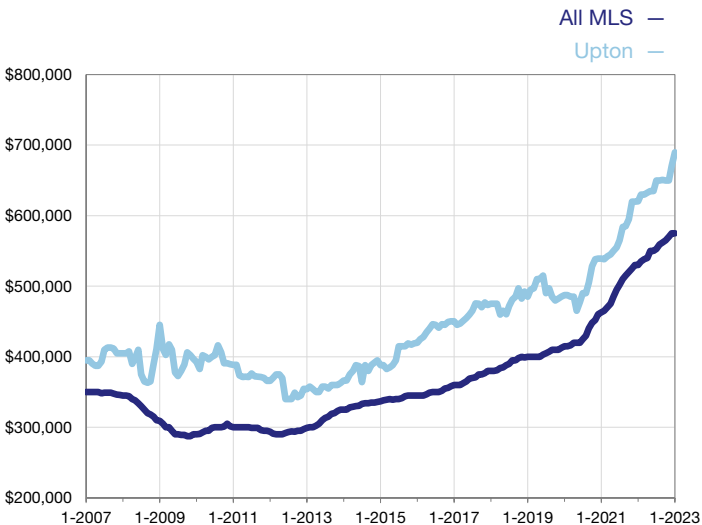
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$597,260	\$599,995	+ 0.5%	\$597,260	\$599,995	+ 0.5%
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	1	13	+ 1,200.0%	1	13	+ 1,200.0%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	100.3%	100.0%	- 0.3%
New Listings	2	4	+ 100.0%	2	4	+ 100.0%

* 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

