

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	13	+ 62.5%	72	65	- 9.7%
Closed Sales	11	9	- 18.2%	61	47	- 23.0%
Median Sales Price*	\$549,000	\$395,000	- 28.1%	\$499,000	\$499,000	0.0%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	41	99	+ 141.5%	47	60	+ 27.7%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	98.4%	97.5%	- 0.9%
New Listings	11	11	0.0%	96	90	- 6.3%

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

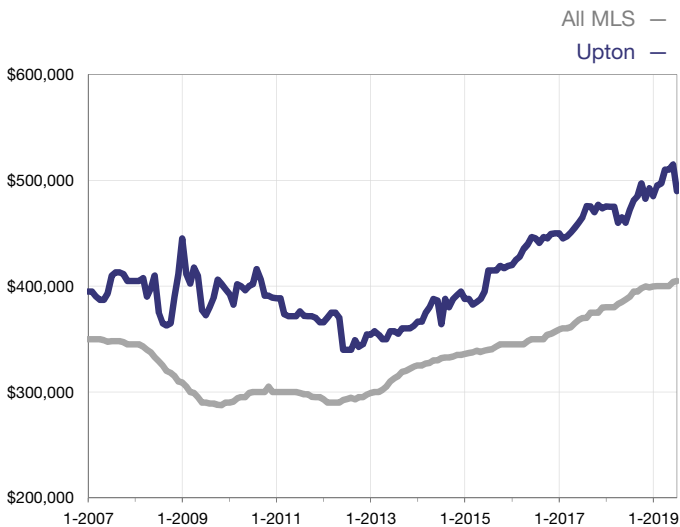
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	0	- 100.0%	12	14	+ 16.7%
Closed Sales	1	2	+ 100.0%	7	9	+ 28.6%
Median Sales Price*	\$610,634	\$348,000	- 43.0%	\$572,031	\$543,265	- 5.0%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.2	6.5	+ 195.5%	--	--	--
Cumulative Days on Market Until Sale	1	32	+ 3,100.0%	228	278	+ 21.9%
Percent of Original List Price Received*	111.0%	96.0%	- 13.5%	109.6%	105.8%	- 3.5%
New Listings	2	0	- 100.0%	6	22	+ 266.7%

* 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



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