

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Upton

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	94	70	- 25.5%
Closed Sales	11	0	- 100.0%	86	73	- 15.1%
Median Sales Price*	\$599,900	\$0	- 100.0%	\$620,500	\$700,000	+ 12.8%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	20	26	+ 30.0%
Percent of Original List Price Received*	101.4%	0.0%	- 100.0%	102.7%	101.9%	- 0.8%
New Listings	8	4	- 50.0%	112	90	- 19.6%

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

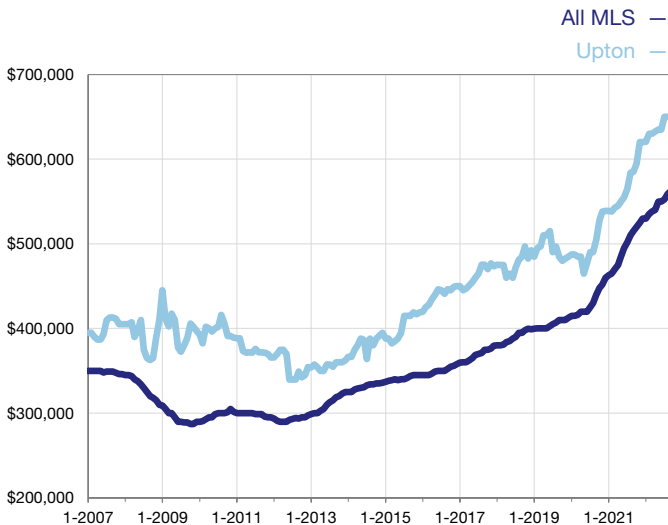
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	37	33	- 10.8%
Closed Sales	4	4	0.0%	30	43	+ 43.3%
Median Sales Price*	\$549,083	\$607,895	+ 10.7%	\$522,078	\$610,310	+ 16.9%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	1	10	+ 900.0%	32	19	- 40.6%
Percent of Original List Price Received*	102.5%	100.1%	- 2.3%	101.2%	102.1%	+ 0.9%
New Listings	2	4	+ 100.0%	43	55	+ 27.9%

\* 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

