

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Upton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	5	9	+ 80.0%
Closed Sales	4	3	- 25.0%	13	5	- 61.5%
Median Sales Price*	\$569,500	<b>\$595,450</b>	+ 4.6%	\$650,000	<b>\$635,000</b>	- 2.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.8	<b>0.9</b>	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	37	<b>35</b>	- 5.4%	41	<b>56</b>	+ 36.6%
Percent of Original List Price Received*	98.2%	<b>105.4%</b>	+ 7.3%	98.5%	<b>103.1%</b>	+ 4.7%
New Listings	7	4	- 42.9%	7	9	+ 28.6%

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

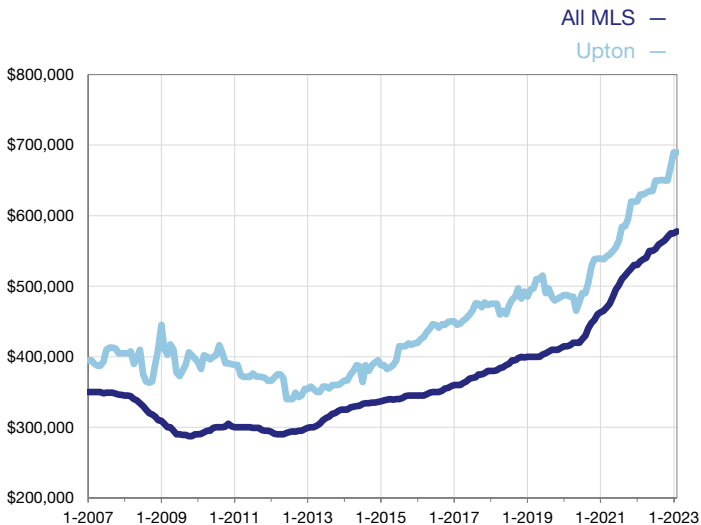
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	9	6	- 33.3%
Closed Sales	3	1	- 66.7%	5	3	- 40.0%
Median Sales Price*	\$657,455	<b>\$696,430</b>	+ 5.9%	\$607,570	<b>\$654,970</b>	+ 7.8%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.3	<b>2.2</b>	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	43	<b>71</b>	+ 65.1%	26	<b>28</b>	+ 7.7%
Percent of Original List Price Received*	105.3%	<b>99.9%</b>	- 5.1%	103.3%	<b>100.0%</b>	- 3.2%
New Listings	11	3	- 72.7%	13	7	- 46.2%

\* 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

