

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Upton

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	13	+ 62.5%	13	19	+ 46.2%
Closed Sales	2	6	+ 200.0%	15	11	- 26.7%
Median Sales Price*	\$857,500	<b>\$726,000</b>	- 15.3%	\$701,000	<b>\$674,999</b>	- 3.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	30	<b>49</b>	+ 63.3%	40	<b>52</b>	+ 30.0%
Percent of Original List Price Received*	98.6%	<b>99.4%</b>	+ 0.8%	98.6%	<b>101.1%</b>	+ 2.5%
New Listings	10	9	- 10.0%	17	18	+ 5.9%

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

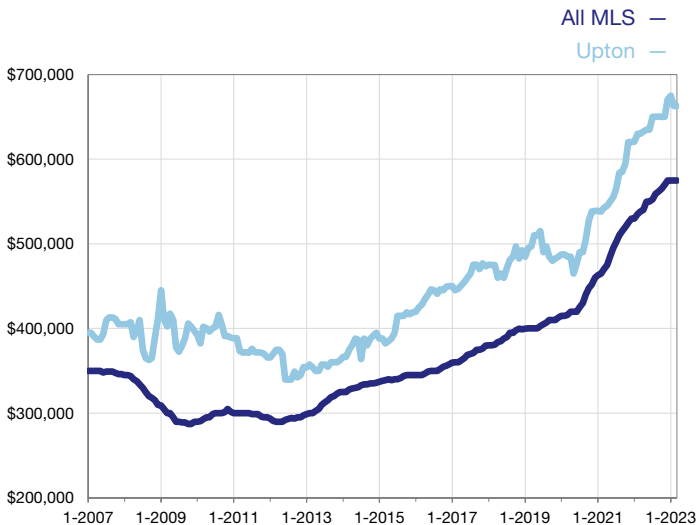
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	2	- 75.0%	17	8	- 52.9%
Closed Sales	5	2	- 60.0%	10	5	- 50.0%
Median Sales Price*	\$623,185	<b>\$632,720</b>	+ 1.5%	\$615,378	<b>\$654,970</b>	+ 6.4%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	0.9	<b>4.2</b>	+ 366.7%	--	--	--
Cumulative Days on Market Until Sale	13	<b>48</b>	+ 269.2%	20	<b>36</b>	+ 80.0%
Percent of Original List Price Received*	103.7%	<b>99.1%</b>	- 4.4%	103.5%	<b>99.6%</b>	- 3.8%
New Listings	7	7	0.0%	20	14	- 30.0%

\* 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

