

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	20	20	0.0%
Closed Sales	6	7	+ 16.7%	21	18	- 14.3%
Median Sales Price*	\$640,000	\$665,000	+ 3.9%	\$701,000	\$670,000	- 4.4%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	38	34	- 10.5%	39	45	+ 15.4%
Percent of Original List Price Received*	103.0%	100.0%	- 2.9%	99.8%	100.7%	+ 0.9%
New Listings	14	6	- 57.1%	31	24	- 22.6%

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

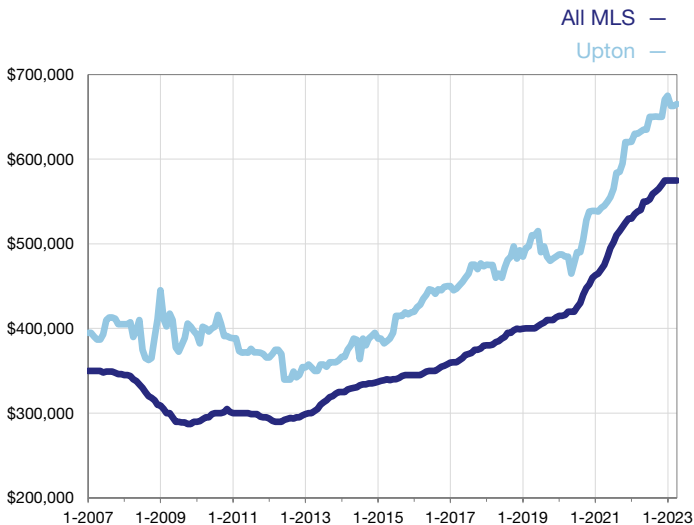
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	20	10	- 50.0%
Closed Sales	2	5	+ 150.0%	12	10	- 16.7%
Median Sales Price*	\$633,060	\$665,000	+ 5.0%	\$616,323	\$659,985	+ 7.1%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	1.0	4.0	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	42	43	+ 2.4%	23	40	+ 73.9%
Percent of Original List Price Received*	102.0%	98.8%	- 3.1%	103.3%	99.2%	- 4.0%
New Listings	5	3	- 40.0%	25	17	- 32.0%

* 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

