

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Upton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	5	- 66.7%	35	24	- 31.4%
Closed Sales	4	3	- 25.0%	25	21	- 16.0%
Median Sales Price*	\$640,000	<b>\$820,000</b>	+ 28.1%	\$650,000	<b>\$700,000</b>	+ 7.7%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	10	15	+ 50.0%	35	41	+ 17.1%
Percent of Original List Price Received*	106.6%	<b>109.2%</b>	+ 2.4%	100.9%	<b>101.9%</b>	+ 1.0%
New Listings	15	8	- 46.7%	44	30	- 31.8%

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

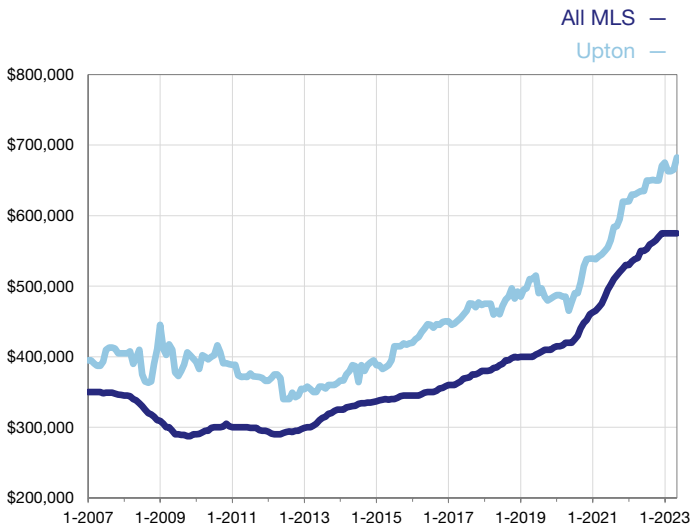
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	25	14	- 44.0%
Closed Sales	4	3	- 25.0%	16	13	- 18.8%
Median Sales Price*	\$607,800	<b>\$750,000</b>	+ 23.4%	\$609,230	<b>\$665,000</b>	+ 9.2%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	3.3	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	25	37	+ 48.0%
Percent of Original List Price Received*	101.7%	<b>103.1%</b>	+ 1.4%	102.9%	<b>100.1%</b>	- 2.7%
New Listings	8	6	- 25.0%	33	23	- 30.3%

\* 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

