

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	42	32	- 23.8%
Closed Sales	19	6	- 68.4%	44	27	- 38.6%
Median Sales Price*	\$690,000	\$874,000	+ 26.7%	\$670,000	\$720,000	+ 7.5%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	16	51	+ 218.8%	27	43	+ 59.3%
Percent of Original List Price Received*	106.0%	102.9%	- 2.9%	103.1%	102.1%	- 1.0%
New Listings	11	7	- 36.4%	55	37	- 32.7%

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

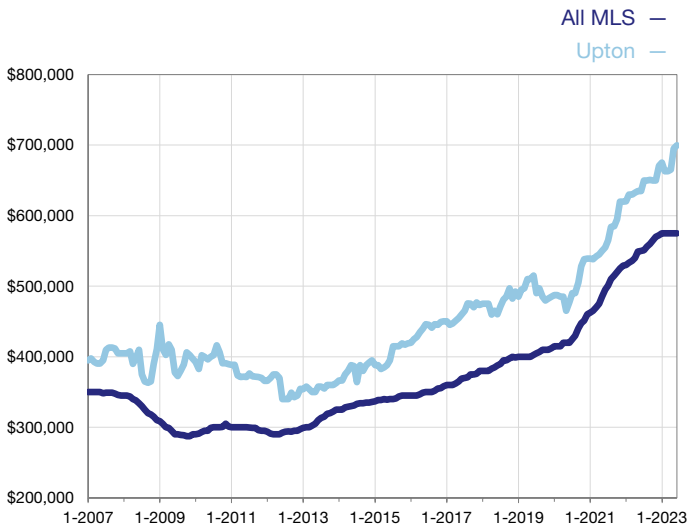
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	25	17	- 32.0%
Closed Sales	5	2	- 60.0%	21	15	- 28.6%
Median Sales Price*	\$562,000	\$698,685	+ 24.3%	\$607,570	\$665,000	+ 9.5%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--
Cumulative Days on Market Until Sale	30	146	+ 386.7%	26	52	+ 100.0%
Percent of Original List Price Received*	103.0%	100.8%	- 2.1%	102.9%	100.2%	- 2.6%
New Listings	1	5	+ 400.0%	34	28	- 17.6%

* 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

