

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	54	39	- 27.8%
Closed Sales	7	6	- 14.3%	51	33	- 35.3%
Median Sales Price*	\$715,000	\$532,500	- 25.5%	\$701,000	\$674,999	- 3.7%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	16	+ 6.7%	25	38	+ 52.0%
Percent of Original List Price Received*	101.2%	105.7%	+ 4.4%	102.8%	102.8%	0.0%
New Listings	10	8	- 20.0%	65	45	- 30.8%

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

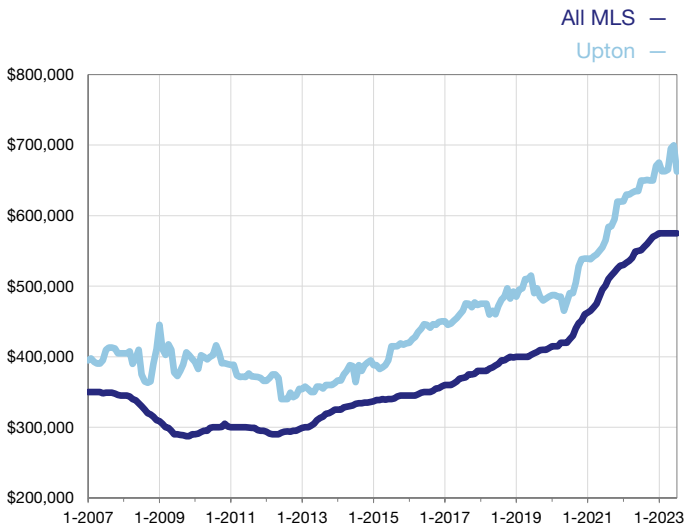
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	26	20	- 23.1%
Closed Sales	3	6	+ 100.0%	24	21	- 12.5%
Median Sales Price*	\$558,640	\$668,380	+ 19.6%	\$606,610	\$665,000	+ 9.6%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	3.4	+ 126.7%	--	--	--
Cumulative Days on Market Until Sale	18	45	+ 150.0%	25	50	+ 100.0%
Percent of Original List Price Received*	100.4%	96.6%	- 3.8%	102.6%	99.2%	- 3.3%
New Listings	0	7	--	34	34	0.0%

* 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

