

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	12	+ 300.0%	57	49	- 14.0%
Closed Sales	9	5	- 44.4%	60	38	- 36.7%
Median Sales Price*	\$735,000	\$475,000	- 35.4%	\$705,500	\$662,500	- 6.1%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	24	35	+ 45.8%
Percent of Original List Price Received*	100.9%	103.7%	+ 2.8%	102.5%	102.9%	+ 0.4%
New Listings	3	11	+ 266.7%	68	56	- 17.6%

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

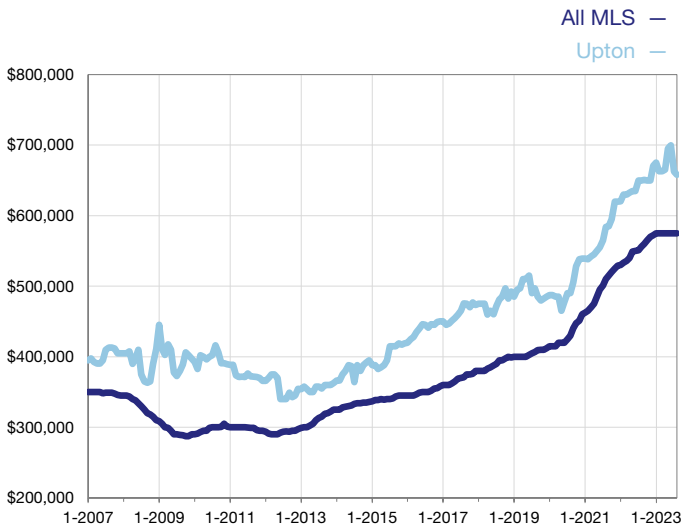
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	27	23	- 14.8%
Closed Sales	7	1	- 85.7%	31	23	- 25.8%
Median Sales Price*	\$654,775	\$675,000	+ 3.1%	\$609,000	\$665,445	+ 9.3%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	13	70	+ 438.5%	22	52	+ 136.4%
Percent of Original List Price Received*	101.1%	96.4%	- 4.6%	102.2%	99.1%	- 3.0%
New Listings	2	2	0.0%	36	36	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

