

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	14	+ 100.0%	64	58	- 9.4%
Closed Sales	5	6	+ 20.0%	65	44	- 32.3%
Median Sales Price*	\$651,000	\$847,500	+ 30.2%	\$701,000	\$670,000	- 4.4%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	19	88	+ 363.2%	24	42	+ 75.0%
Percent of Original List Price Received*	99.1%	100.7%	+ 1.6%	102.3%	102.6%	+ 0.3%
New Listings	6	10	+ 66.7%	74	66	- 10.8%

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

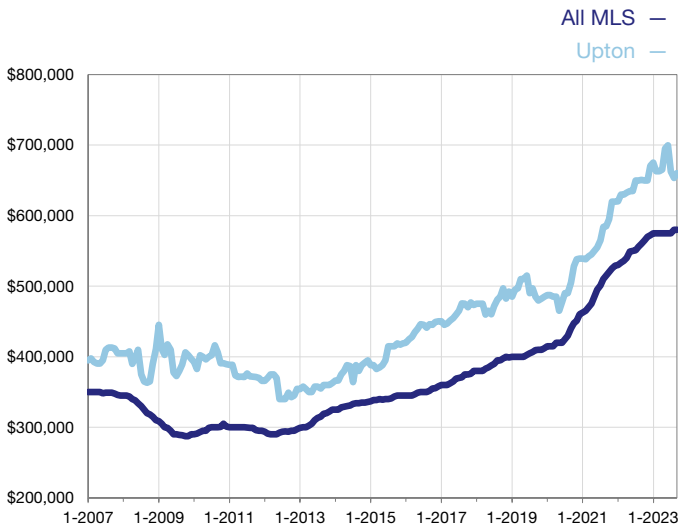
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	28	28	0.0%
Closed Sales	3	1	- 66.7%	34	24	- 29.4%
Median Sales Price*	\$654,410	\$630,000	- 3.7%	\$609,230	\$665,223	+ 9.2%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	3.4	2.2	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	8	14	+ 75.0%	21	50	+ 138.1%
Percent of Original List Price Received*	100.3%	96.9%	- 3.4%	102.1%	99.0%	- 3.0%
New Listings	10	8	- 20.0%	46	44	- 4.3%

* 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

