

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	8	+ 300.0%	66	62	- 6.1%
Closed Sales	8	10	+ 25.0%	73	54	- 26.0%
Median Sales Price*	\$655,000	\$750,000	+ 14.5%	\$700,000	\$687,500	- 1.8%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	43	37	- 14.0%	26	41	+ 57.7%
Percent of Original List Price Received*	98.4%	102.2%	+ 3.9%	101.9%	102.5%	+ 0.6%
New Listings	6	2	- 66.7%	80	67	- 16.3%

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

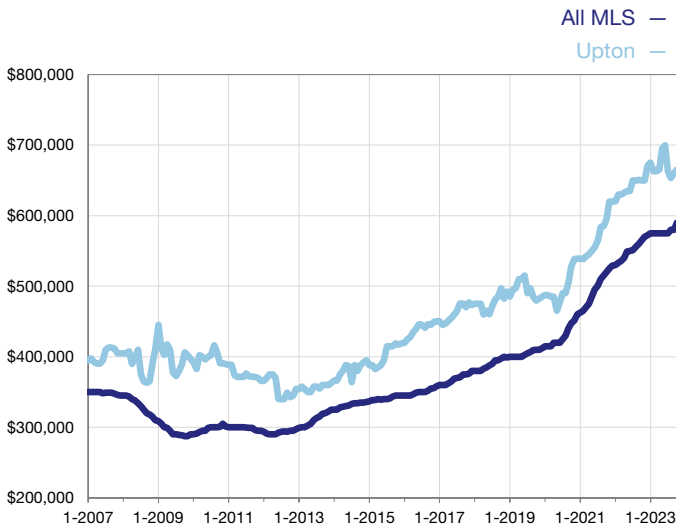
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	32	29	- 9.4%
Closed Sales	5	3	- 40.0%	39	27	- 30.8%
Median Sales Price*	\$626,630	\$760,773	+ 21.4%	\$610,310	\$665,445	+ 9.0%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--
Cumulative Days on Market Until Sale	9	138	+ 1,433.3%	20	60	+ 200.0%
Percent of Original List Price Received*	104.2%	100.5%	- 3.6%	102.3%	99.2%	- 3.0%
New Listings	3	3	0.0%	49	47	- 4.1%

* 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

