

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	70	64	- 8.6%
Closed Sales	0	10	--	73	64	- 12.3%
Median Sales Price*	\$0	\$825,000	--	\$700,000	\$721,000	+ 3.0%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	29	--	26	39	+ 50.0%
Percent of Original List Price Received*	0.0%	102.8%	--	101.9%	102.6%	+ 0.7%
New Listings	4	2	- 50.0%	84	70	- 16.7%

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

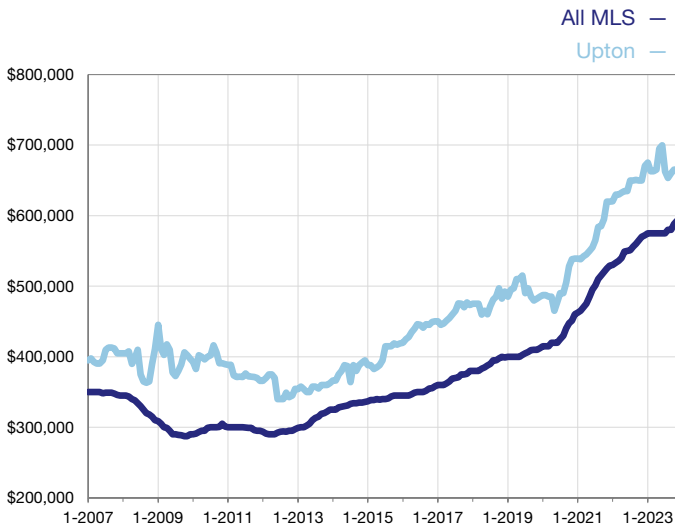
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	32	29	- 9.4%
Closed Sales	4	3	- 25.0%	43	30	- 30.2%
Median Sales Price*	\$607,895	\$640,000	+ 5.3%	\$610,310	\$665,223	+ 9.0%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	10	19	+ 90.0%	19	56	+ 194.7%
Percent of Original List Price Received*	100.1%	97.0%	- 3.1%	102.1%	99.0%	- 3.0%
New Listings	4	2	- 50.0%	53	48	- 9.4%

* 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

