

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Upton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	72	65	- 9.7%
Closed Sales	7	1	- 85.7%	80	65	- 18.8%
Median Sales Price*	\$489,900	<b>\$640,000</b>	+ 30.6%	\$670,500	<b>\$720,000</b>	+ 7.4%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	33	62	+ 87.9%	26	40	+ 53.8%
Percent of Original List Price Received*	97.1%	<b>94.8%</b>	- 2.4%	101.4%	<b>102.4%</b>	+ 1.0%
New Listings	0	0	--	84	70	- 16.7%

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

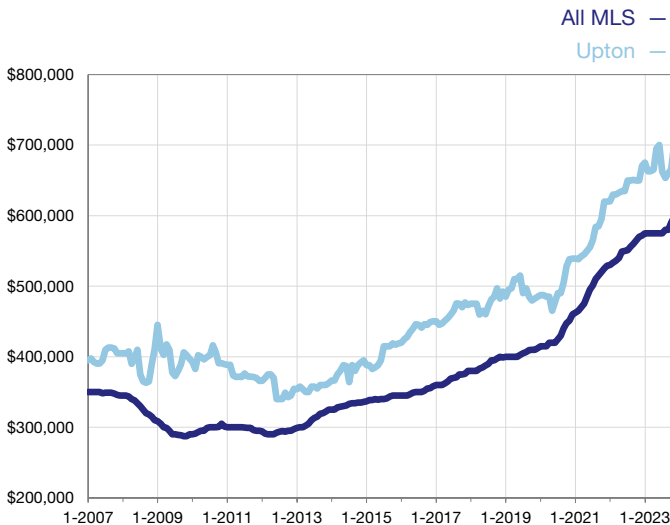
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	35	31	- 11.4%
Closed Sales	5	3	- 40.0%	48	33	- 31.3%
Median Sales Price*	\$698,590	<b>\$759,995</b>	+ 8.8%	\$620,458	<b>\$665,445</b>	+ 7.3%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	22	40	+ 81.8%	19	54	+ 184.2%
Percent of Original List Price Received*	101.6%	<b>99.9%</b>	- 1.7%	102.1%	<b>99.0%</b>	- 3.0%
New Listings	5	3	- 40.0%	58	51	- 12.1%

\* 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

