

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	11	+ 83.3%	17	21	+ 23.5%
Closed Sales	4	5	+ 25.0%	10	14	+ 40.0%
Median Sales Price*	\$482,000	\$640,000	+ 32.8%	\$465,000	\$581,750	+ 25.1%
Inventory of Homes for Sale	23	1	- 95.7%	--	--	--
Months Supply of Inventory	3.0	0.1	- 96.7%	--	--	--
Cumulative Days on Market Until Sale	104	16	- 84.6%	114	37	- 67.5%
Percent of Original List Price Received*	97.2%	100.5%	+ 3.4%	96.7%	97.3%	+ 0.6%
New Listings	11	9	- 18.2%	29	21	- 27.6%

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

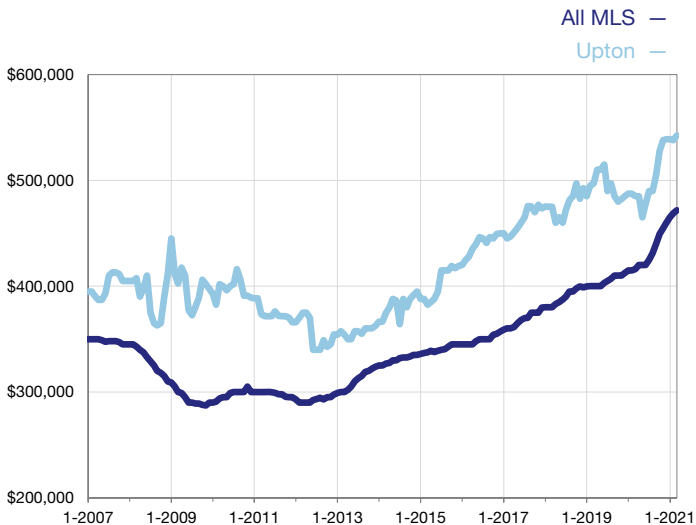
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	2	- 50.0%	7	13	+ 85.7%
Closed Sales	2	2	0.0%	5	5	0.0%
Median Sales Price*	\$376,498	\$471,545	+ 25.2%	\$355,000	\$462,590	+ 30.3%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--
Cumulative Days on Market Until Sale	155	7	- 95.5%	137	48	- 65.0%
Percent of Original List Price Received*	99.2%	99.1%	- 0.1%	99.0%	98.0%	- 1.0%
New Listings	5	4	- 20.0%	12	14	+ 16.7%

* 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

