

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Upton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	9	+ 80.0%	22	30	+ 36.4%
Closed Sales	4	7	+ 75.0%	14	21	+ 50.0%
Median Sales Price*	\$475,450	<b>\$585,000</b>	+ 23.0%	\$470,500	<b>\$585,000</b>	+ 24.3%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	2.9	0.9	- 69.0%	--	--	--
Cumulative Days on Market Until Sale	27	10	- 63.0%	89	28	- 68.5%
Percent of Original List Price Received*	99.7%	<b>103.3%</b>	+ 3.6%	97.5%	<b>99.3%</b>	+ 1.8%
New Listings	7	16	+ 128.6%	36	37	+ 2.8%

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

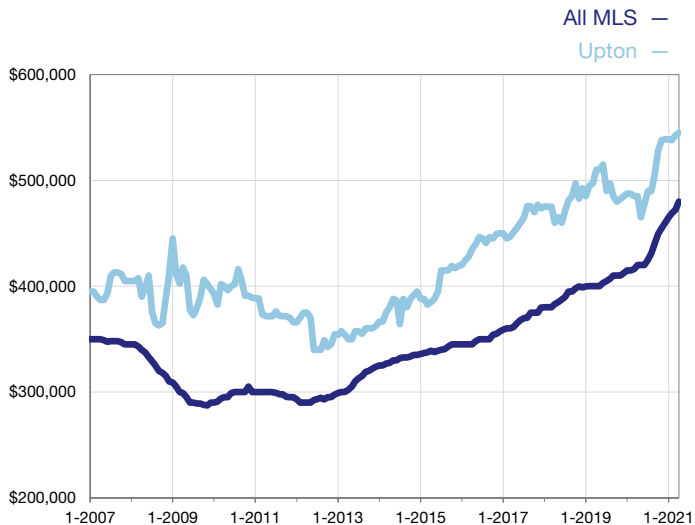
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	9	18	+ 100.0%
Closed Sales	1	1	0.0%	6	6	0.0%
Median Sales Price*	\$434,675	<b>\$560,320</b>	+ 28.9%	\$394,838	<b>\$471,513</b>	+ 19.4%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	6.0	2.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	124	100	- 19.4%	135	57	- 57.8%
Percent of Original List Price Received*	97.7%	<b>101.1%</b>	+ 3.5%	98.8%	<b>98.5%</b>	- 0.3%
New Listings	8	7	- 12.5%	20	21	+ 5.0%

\* 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

