

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	13	+ 18.2%	33	43	+ 30.3%
Closed Sales	7	9	+ 28.6%	21	30	+ 42.9%
Median Sales Price*	\$459,000	\$629,900	+ 37.2%	\$459,000	\$585,000	+ 27.5%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	92	9	- 90.2%	90	22	- 75.6%
Percent of Original List Price Received*	99.9%	107.5%	+ 7.6%	98.3%	101.7%	+ 3.5%
New Listings	6	10	+ 66.7%	42	47	+ 11.9%

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

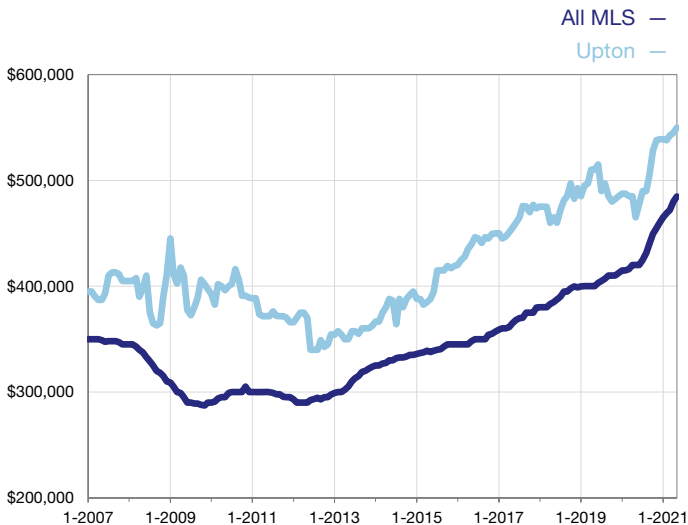
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	5	0.0%	14	23	+ 64.3%
Closed Sales	3	0	- 100.0%	9	6	- 33.3%
Median Sales Price*	\$487,310	\$0	- 100.0%	\$452,995	\$471,513	+ 4.1%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	5.8	1.4	- 75.9%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	92	57	- 38.0%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	99.2%	98.5%	- 0.7%
New Listings	6	3	- 50.0%	26	24	- 7.7%

* 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

