

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

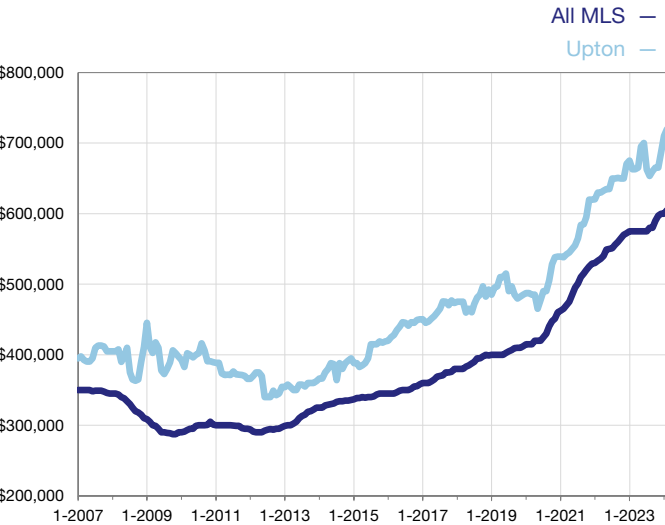
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	6	4	- 33.3%
Closed Sales	3	2	- 33.3%	5	3	- 40.0%
Median Sales Price*	\$595,450	\$704,000	+ 18.2%	\$635,000	\$510,000	- 19.7%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	35	56	+ 60.0%	56	40	- 28.6%
Percent of Original List Price Received*	105.4%	98.6%	- 6.5%	103.1%	102.5%	- 0.6%
New Listings	4	5	+ 25.0%	9	9	0.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	5	2	- 60.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$696,430	\$793,756	+ 14.0%	\$654,970	\$591,878	- 9.6%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	71	2	- 97.2%	28	27	- 3.6%
Percent of Original List Price Received*	99.9%	103.1%	+ 3.2%	100.0%	100.4%	+ 0.4%
New Listings	3	3	0.0%	7	3	- 57.1%

* 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

