

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

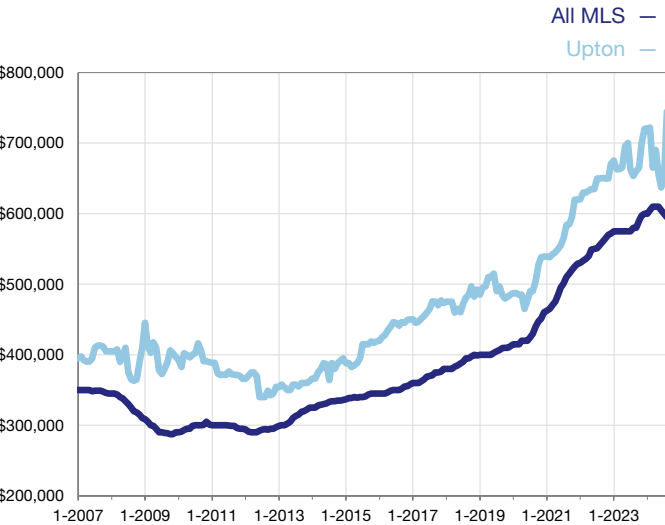
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	3	- 62.5%	44	31	- 29.5%
Closed Sales	5	9	+ 80.0%	38	32	- 15.8%
Median Sales Price*	\$475,000	\$640,000	+ 34.7%	\$662,500	\$633,750	- 4.3%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	3.3	1.7	- 48.5%	--	--	--
Cumulative Days on Market Until Sale	15	46	+ 206.7%	35	28	- 20.0%
Percent of Original List Price Received*	103.7%	100.1%	- 3.5%	102.9%	101.9%	- 1.0%
New Listings	11	6	- 45.5%	56	44	- 21.4%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	23	10	- 56.5%
Closed Sales	1	1	0.0%	23	12	- 47.8%
Median Sales Price*	\$675,000	\$565,000	- 16.3%	\$665,445	\$672,497	+ 1.1%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	70	18	- 74.3%	52	104	+ 100.0%
Percent of Original List Price Received*	96.4%	104.7%	+ 8.6%	99.1%	100.4%	+ 1.3%
New Listings	2	1	- 50.0%	36	13	- 63.9%

* 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

