

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

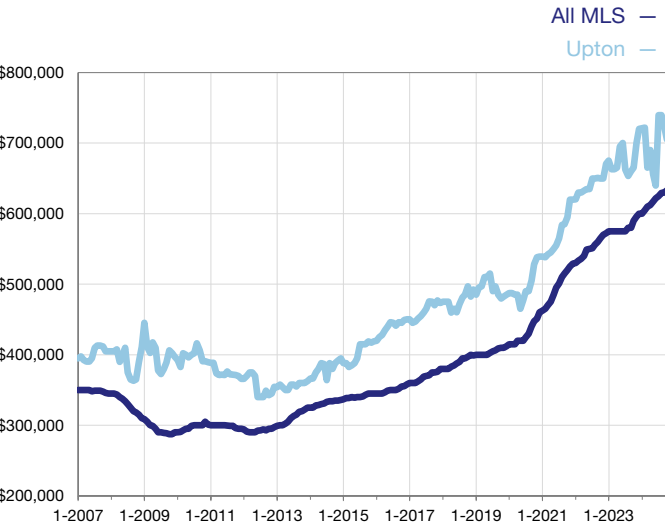
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	61	43	- 29.5%
Closed Sales	10	2	- 80.0%	54	38	- 29.6%
Median Sales Price*	\$750,000	\$649,150	- 13.4%	\$687,500	\$652,500	- 5.1%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	1.3	3.0	+ 130.8%	--	--	--
Cumulative Days on Market Until Sale	37	108	+ 191.9%	41	34	- 17.1%
Percent of Original List Price Received*	102.2%	101.5%	- 0.7%	102.5%	101.6%	- 0.9%
New Listings	2	10	+ 400.0%	68	63	- 7.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	29	16	- 44.8%
Closed Sales	3	4	+ 33.3%	27	17	- 37.0%
Median Sales Price*	\$760,773	\$725,133	- 4.7%	\$665,445	\$680,400	+ 2.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	138	90	- 34.8%	60	99	+ 65.0%
Percent of Original List Price Received*	100.5%	103.1%	+ 2.6%	99.2%	101.0%	+ 1.8%
New Listings	3	2	- 33.3%	46	19	- 58.7%

* 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

