

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Upton

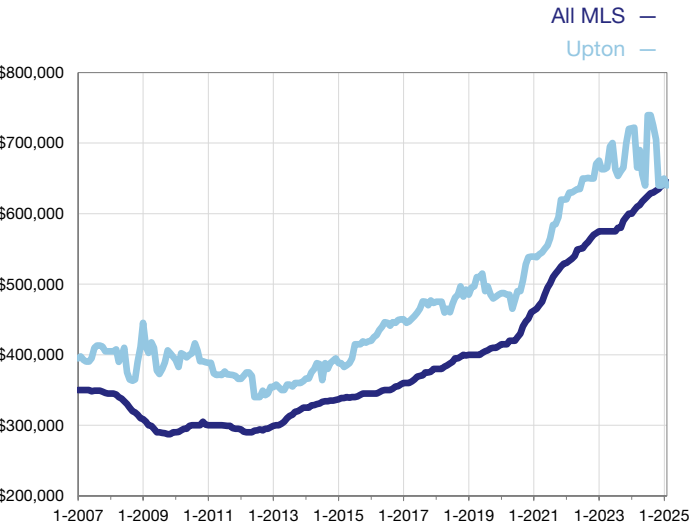
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	4	6	+ 50.0%
Closed Sales	2	4	+ 100.0%	3	7	+ 133.3%
Median Sales Price*	\$704,000	\$557,500	- 20.8%	\$510,000	\$575,000	+ 12.7%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	56	45	- 19.6%	40	50	+ 25.0%
Percent of Original List Price Received*	98.6%	100.9%	+ 2.3%	102.5%	98.2%	- 4.2%
New Listings	5	1	- 80.0%	9	5	- 44.4%

\* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	6	--	2	7	+ 250.0%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Median Sales Price*	\$731,878	\$773,504	+ 5.7%	\$669,999	\$784,202	+ 17.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	55	156	+ 183.6%	54	79	+ 46.3%
Percent of Original List Price Received*	99.8%	102.7%	+ 2.9%	99.1%	101.3%	+ 2.2%
New Listings	3	7	+ 133.3%	3	8	+ 166.7%

\* 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

