

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	5	0.0%	53	72	+ 35.8%
Closed Sales	10	5	- 50.0%	53	70	+ 32.1%
Median Sales Price*	\$708,500	\$719,900	+ 1.6%	\$640,000	\$790,000	+ 23.4%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	43	27	- 37.2%	35	45	+ 28.6%
Percent of Original List Price Received*	94.8%	99.7%	+ 5.2%	100.0%	99.9%	- 0.1%
New Listings	3	3	0.0%	68	87	+ 27.9%

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

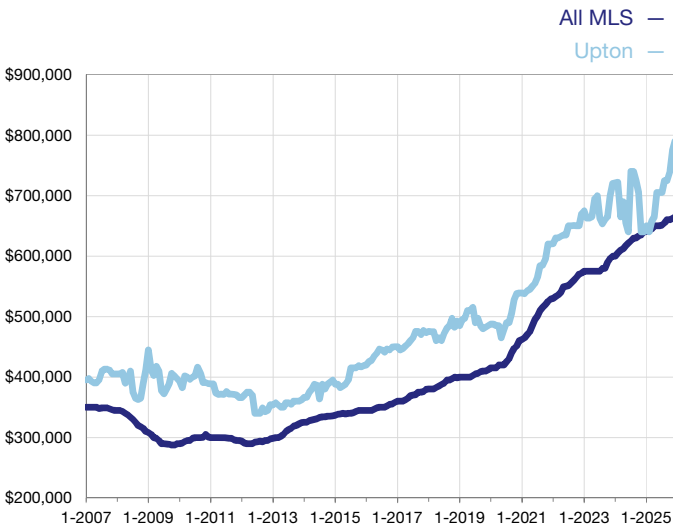
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	17	21	+ 23.5%
Closed Sales	2	0	- 100.0%	19	21	+ 10.5%
Median Sales Price*	\$718,287	\$0	- 100.0%	\$680,400	\$693,000	+ 1.9%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	90	34	- 62.2%
Percent of Original List Price Received*	101.3%	0.0%	- 100.0%	101.1%	101.1%	0.0%
New Listings	1	0	- 100.0%	21	26	+ 23.8%

* 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

