

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Upton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	5	7	+ 40.0%
Closed Sales	4	0	- 100.0%	7	5	- 28.6%
Median Sales Price*	\$557,500	\$0	- 100.0%	\$575,000	\$600,000	+ 4.3%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	45	0	- 100.0%	50	62	+ 24.0%
Percent of Original List Price Received*	100.9%	0.0%	- 100.0%	98.2%	92.9%	- 5.4%
New Listings	1	2	+ 100.0%	4	6	+ 50.0%

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

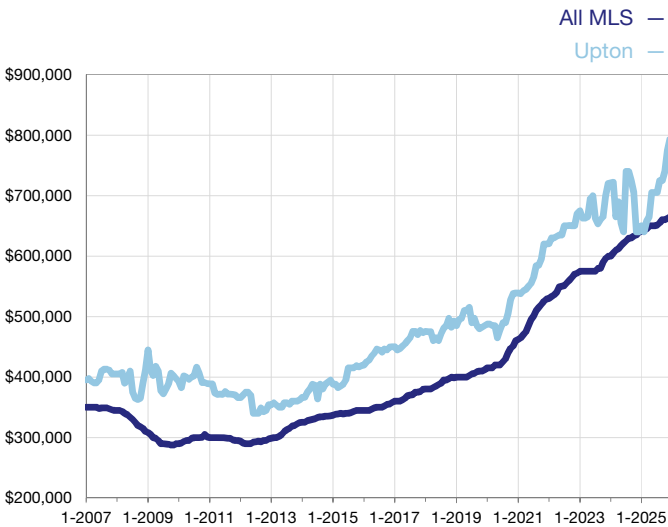
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	4	- 33.3%	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$773,504	\$0	- 100.0%	\$784,202	\$1,024,872	+ 30.7%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	156	0	- 100.0%	79	0	- 100.0%
Percent of Original List Price Received*	102.7%	0.0%	- 100.0%	101.3%	119.2%	+ 17.7%
New Listings	5	4	- 20.0%	6	4	- 33.3%

\* 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

