

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	8	9	+ 12.5%
Closed Sales	3	3	0.0%	10	8	- 20.0%
Median Sales Price*	\$785,000	\$820,000	+ 4.5%	\$602,500	\$657,500	+ 9.1%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	52	51	- 1.9%	50	58	+ 16.0%
Percent of Original List Price Received*	101.8%	96.5%	- 5.2%	99.3%	94.2%	- 5.1%
New Listings	3	7	+ 133.3%	7	12	+ 71.4%

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

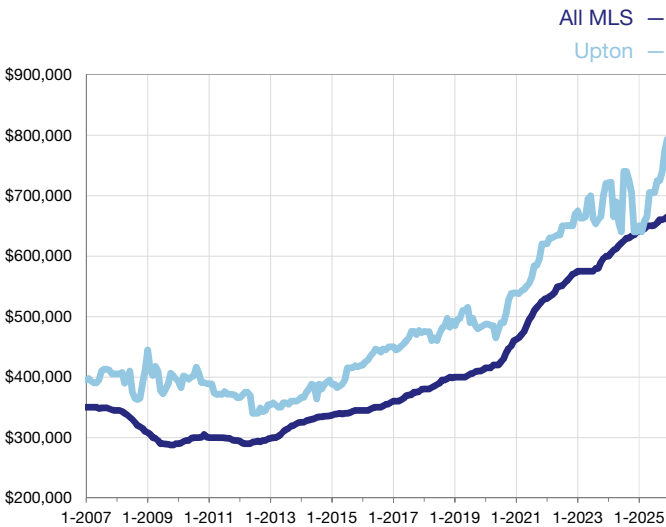
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	10	6	- 40.0%
Closed Sales	1	3	+ 200.0%	3	4	+ 33.3%
Median Sales Price*	\$640,000	\$770,000	+ 20.3%	\$773,504	\$859,950	+ 11.2%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.9	4.7	+ 147.4%	--	--	--
Cumulative Days on Market Until Sale	30	80	+ 166.7%	62	60	- 3.2%
Percent of Original List Price Received*	100.0%	100.2%	+ 0.2%	100.9%	105.0%	+ 4.1%
New Listings	5	5	0.0%	11	10	- 9.1%

* 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

