

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	3	- 57.1%	15	12	- 20.0%
Closed Sales	1	5	+ 400.0%	11	13	+ 18.2%
Median Sales Price*	\$903,000	\$835,000	- 7.5%	\$630,000	\$725,000	+ 15.1%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	18	23	+ 27.8%	47	45	- 4.3%
Percent of Original List Price Received*	106.2%	97.7%	- 8.0%	99.9%	95.6%	- 4.3%
New Listings	11	10	- 9.1%	18	22	+ 22.2%

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

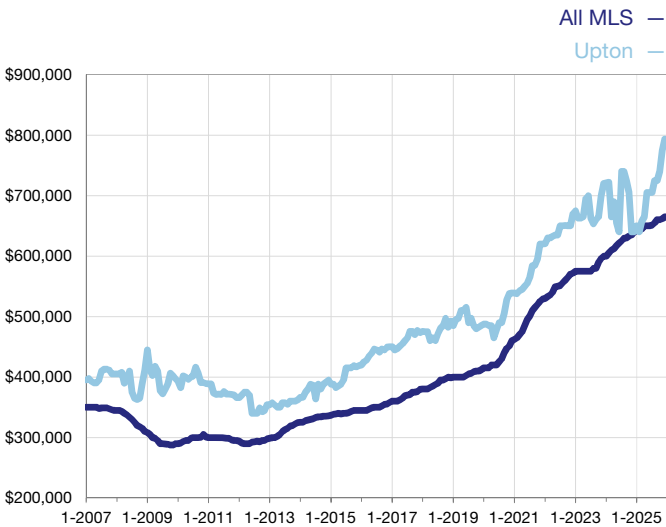
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	12	11	- 8.3%
Closed Sales	3	3	0.0%	6	7	+ 16.7%
Median Sales Price*	\$690,000	\$545,000	- 21.0%	\$712,500	\$750,000	+ 5.3%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--
Cumulative Days on Market Until Sale	8	197	+ 2,362.5%	35	119	+ 240.0%
Percent of Original List Price Received*	100.1%	101.7%	+ 1.6%	100.5%	103.6%	+ 3.1%
New Listings	3	6	+ 100.0%	14	16	+ 14.3%

* 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

