

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

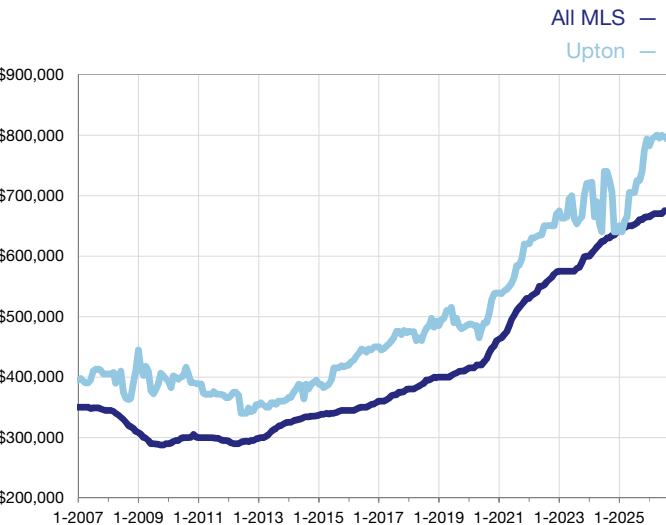
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	5	- 50.0%	50	51	+ 2.0%
Closed Sales	7	11	+ 57.1%	44	50	+ 13.6%
Median Sales Price*	\$810,000	\$770,000	- 4.9%	\$782,500	\$777,500	- 0.6%
Inventory of Homes for Sale	13	23	+ 76.9%	--	--	--
Months Supply of Inventory	2.2	3.8	+ 72.7%	--	--	--
Cumulative Days on Market Until Sale	46	61	+ 32.6%	48	41	- 14.6%
Percent of Original List Price Received*	98.5%	99.4%	+ 0.9%	100.8%	99.2%	- 1.6%
New Listings	6	10	+ 66.7%	60	73	+ 21.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	18	16	- 11.1%
Closed Sales	1	1	0.0%	16	15	- 6.3%
Median Sales Price*	\$490,000	\$752,000	+ 53.5%	\$714,000	\$720,000	+ 0.8%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	3.0	4.3	+ 43.3%	--	--	--
Cumulative Days on Market Until Sale	65	57	- 12.3%	35	94	+ 168.6%
Percent of Original List Price Received*	90.9%	101.0%	+ 11.1%	101.8%	101.7%	- 0.1%
New Listings	3	3	0.0%	22	25	+ 13.6%

* 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

