

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Upton

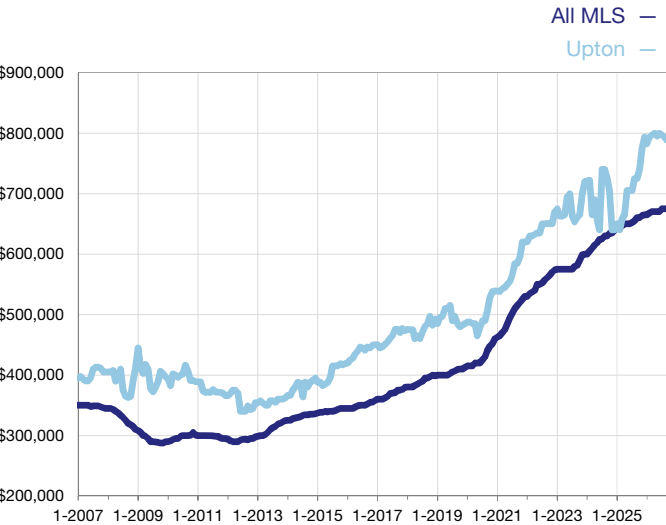
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	55	58	+ 5.5%
Closed Sales	6	4	- 33.3%	50	54	+ 8.0%
Median Sales Price*	\$752,500	\$695,750	- 7.5%	\$782,500	\$768,350	- 1.8%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 35.5%	--	--	--
Cumulative Days on Market Until Sale	42	27	- 35.7%	47	40	- 14.9%
Percent of Original List Price Received*	96.2%	96.8%	+ 0.6%	100.2%	99.0%	- 1.2%
New Listings	11	12	+ 9.1%	71	85	+ 19.7%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	19	17	- 10.5%
Closed Sales	0	0	--	16	15	- 6.3%
Median Sales Price*	\$0	\$0	--	\$714,000	\$720,000	+ 0.8%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	35	94	+ 168.6%
Percent of Original List Price Received*	0.0%	0.0%	--	101.8%	101.7%	- 0.1%
New Listings	2	4	+ 100.0%	24	29	+ 20.8%

* 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

