Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Upton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**15**	+ 87.5%	63	**69**	+ 9.5%
Closed Sales	12	**8**	- 33.3%	62	**62**	0.0%
Median Sales Price*	$789,000	**$557,000**	- 29.4%	$782,500	**$750,250**	- 4.1%
Inventory of Homes for Sale	16	**21**	+ 31.3%	--	--	--
Months Supply of Inventory	2.6	**3.2**	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	43	**38**	- 11.6%	47	**39**	- 17.0%
Percent of Original List Price Received*	99.4%	**96.7%**	- 2.7%	100.1%	**98.7%**	- 1.4%
New Listings	7	**7**	0.0%	78	**92**	+ 17.9%

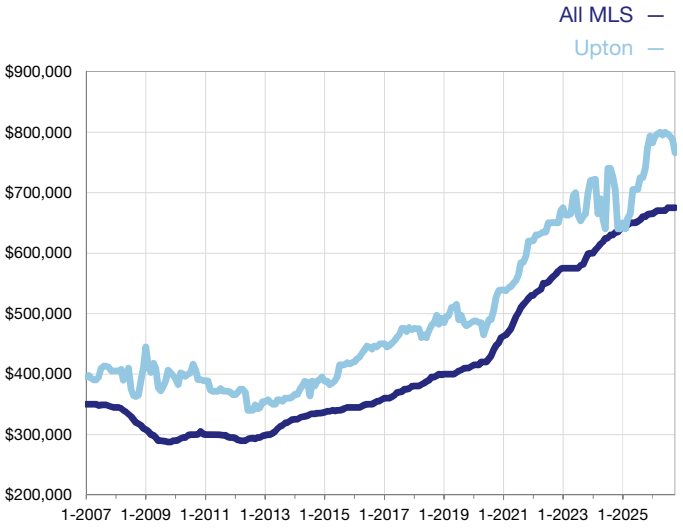
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

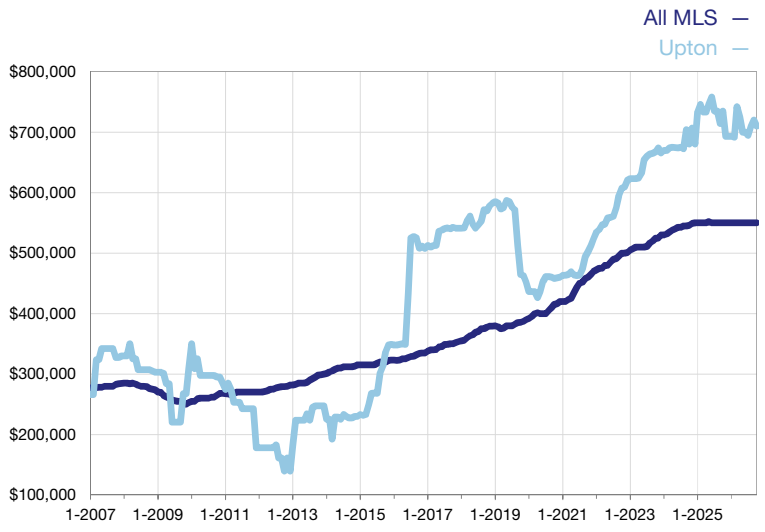
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**0**	- 100.0%	21	**17**	- 19.0%
Closed Sales	3	**0**	- 100.0%	19	**16**	- 15.8%
Median Sales Price*	$960,000	**$0**	- 100.0%	$735,000	**$735,000**	0.0%
Inventory of Homes for Sale	6	**9**	+ 50.0%	--	--	--
Months Supply of Inventory	2.9	**4.2**	+ 44.8%	--	--	--
Cumulative Days on Market Until Sale	22	**0**	- 100.0%	33	**88**	+ 166.7%
Percent of Original List Price Received*	100.0%	**0.0%**	- 100.0%	101.5%	**101.6%**	+ 0.1%
New Listings	2	**2**	0.0%	26	**31**	+ 19.2%

* 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



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