

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Uxbridge

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	16	2	- 87.5%	16	2	- 87.5%
Median Sales Price*	\$422,500	\$698,750	+ 65.4%	\$422,500	\$698,750	+ 65.4%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	1.0	0.1	- 90.0%	--	--	--
Cumulative Days on Market Until Sale	37	13	- 64.9%	37	13	- 64.9%
Percent of Original List Price Received*	103.0%	100.5%	- 2.4%	103.0%	100.5%	- 2.4%
New Listings	3	1	- 66.7%	3	1	- 66.7%

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

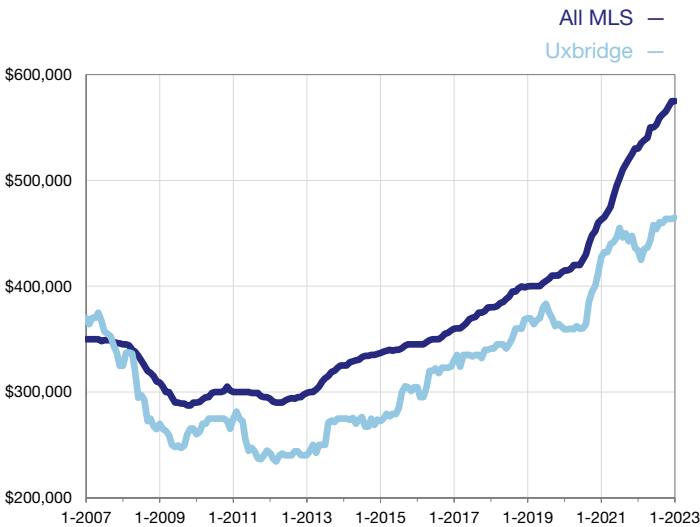
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	7	5	- 28.6%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$347,950	\$320,000	- 8.0%	\$347,950	\$320,000	- 8.0%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	14	27	+ 92.9%	14	27	+ 92.9%
Percent of Original List Price Received*	102.5%	106.3%	+ 3.7%	102.5%	106.3%	+ 3.7%
New Listings	6	10	+ 66.7%	6	10	+ 66.7%

* 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

