

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Uxbridge

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	16	0.0%	31	21	- 32.3%
Closed Sales	7	5	- 28.6%	19	13	- 31.6%
Median Sales Price*	\$385,000	\$455,000	+ 18.2%	\$324,000	\$479,900	+ 48.1%
Inventory of Homes for Sale	27	11	- 59.3%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	119	92	- 22.7%	86	45	- 47.7%
Percent of Original List Price Received*	97.9%	99.8%	+ 1.9%	94.7%	100.1%	+ 5.7%
New Listings	22	8	- 63.6%	33	16	- 51.5%

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

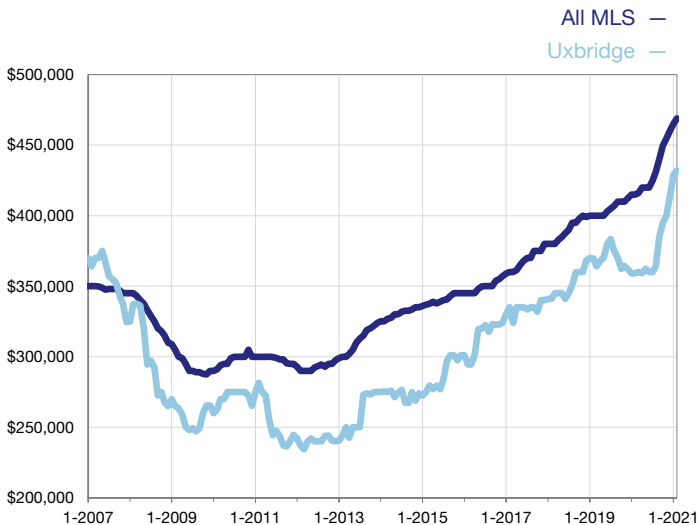
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	6	--	9	11	+ 22.2%
Closed Sales	3	4	+ 33.3%	10	9	- 10.0%
Median Sales Price*	\$322,500	\$275,250	- 14.7%	\$227,500	\$250,500	+ 10.1%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	62	40	- 35.5%	52	26	- 50.0%
Percent of Original List Price Received*	97.7%	99.7%	+ 2.0%	97.6%	100.4%	+ 2.9%
New Listings	3	2	- 33.3%	9	8	- 11.1%

* 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

