

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Uxbridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	13	+ 116.7%	56	46	- 17.9%
Closed Sales	16	16	0.0%	45	40	- 11.1%
Median Sales Price*	\$399,950	\$472,450	+ 18.1%	\$341,320	\$445,000	+ 30.4%
Inventory of Homes for Sale	24	7	- 70.8%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	54	70	+ 29.6%	74	49	- 33.8%
Percent of Original List Price Received*	100.1%	100.2%	+ 0.1%	97.4%	100.4%	+ 3.1%
New Listings	9	16	+ 77.8%	60	39	- 35.0%

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

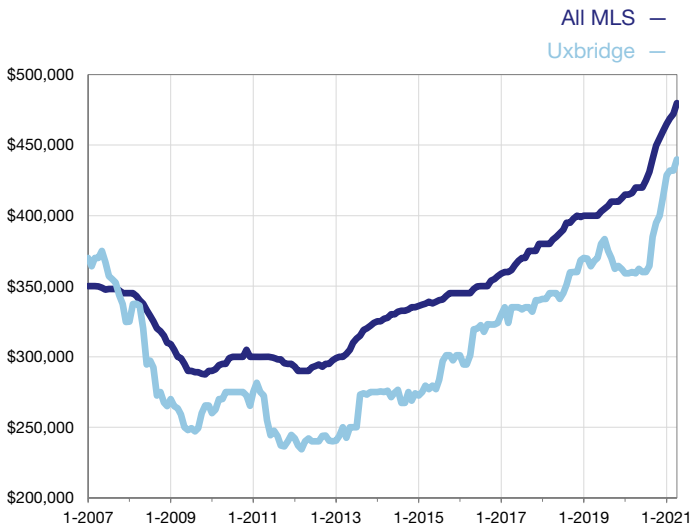
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	11	+ 57.1%	23	32	+ 39.1%
Closed Sales	3	2	- 33.3%	19	17	- 10.5%
Median Sales Price*	\$249,900	\$243,000	- 2.8%	\$246,000	\$300,000	+ 22.0%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	33	15	- 54.5%	46	25	- 45.7%
Percent of Original List Price Received*	98.9%	106.1%	+ 7.3%	98.1%	101.3%	+ 3.3%
New Listings	9	20	+ 122.2%	22	39	+ 77.3%

* 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

