

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Uxbridge

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	16	+ 14.3%	70	62	- 11.4%
Closed Sales	18	9	- 50.0%	63	49	- 22.2%
Median Sales Price*	\$440,438	<b>\$531,000</b>	+ 20.6%	\$384,900	<b>\$455,000</b>	+ 18.2%
Inventory of Homes for Sale	21	3	- 85.7%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	44	28	- 36.4%	65	45	- 30.8%
Percent of Original List Price Received*	100.0%	<b>105.6%</b>	+ 5.6%	98.1%	<b>101.3%</b>	+ 3.3%
New Listings	14	12	- 14.3%	74	51	- 31.1%

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

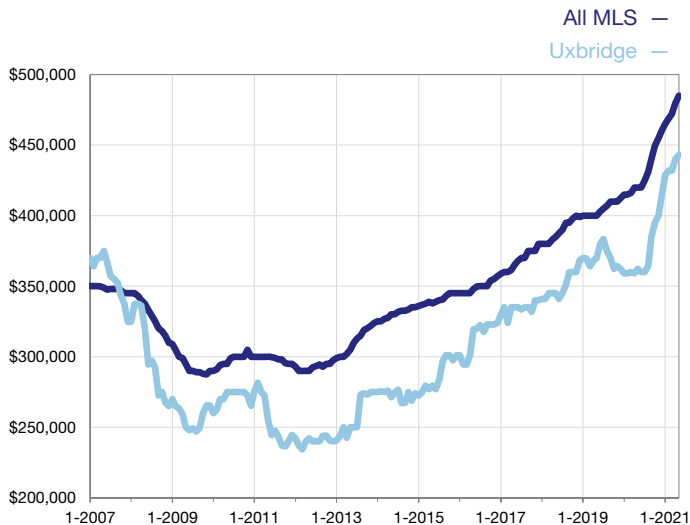
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	6	- 25.0%	31	38	+ 22.6%
Closed Sales	6	7	+ 16.7%	25	24	- 4.0%
Median Sales Price*	\$259,500	<b>\$387,500</b>	+ 49.3%	\$246,000	<b>\$300,000</b>	+ 22.0%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	61	29	- 52.5%	50	26	- 48.0%
Percent of Original List Price Received*	99.7%	<b>104.1%</b>	+ 4.4%	98.5%	<b>102.1%</b>	+ 3.7%
New Listings	6	3	- 50.0%	28	42	+ 50.0%

\* 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

