

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Uxbridge

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	9	6	- 33.3%
Closed Sales	3	3	0.0%	19	5	- 73.7%
Median Sales Price*	\$320,000	<b>\$475,000</b>	+ 48.4%	\$380,000	<b>\$600,000</b>	+ 57.9%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	1.3	<b>0.2</b>	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	25	<b>19</b>	- 24.0%	35	<b>17</b>	- 51.4%
Percent of Original List Price Received*	98.9%	<b>100.4%</b>	+ 1.5%	102.3%	<b>100.4%</b>	- 1.9%
New Listings	6	6	0.0%	9	7	- 22.2%

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

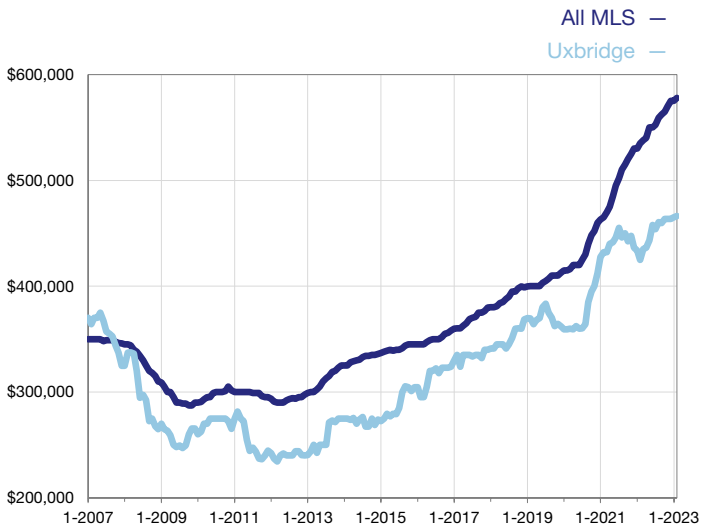
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	12	+ 140.0%	12	15	+ 25.0%
Closed Sales	3	2	- 33.3%	7	7	0.0%
Median Sales Price*	\$280,000	<b>\$420,000</b>	+ 50.0%	\$310,000	<b>\$320,000</b>	+ 3.2%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	2.3	<b>1.9</b>	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	38	<b>20</b>	- 47.4%	24	<b>25</b>	+ 4.2%
Percent of Original List Price Received*	98.9%	<b>101.9%</b>	+ 3.0%	101.0%	<b>105.1%</b>	+ 4.1%
New Listings	4	9	+ 125.0%	10	19	+ 90.0%

\* 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

