

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Uxbridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	36	20	- 44.4%
Closed Sales	13	4	- 69.2%	36	13	- 63.9%
Median Sales Price*	\$585,000	\$455,000	- 22.2%	\$457,500	\$550,000	+ 20.2%
Inventory of Homes for Sale	22	4	- 81.8%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	25	8	- 68.0%	29	25	- 13.8%
Percent of Original List Price Received*	105.4%	98.4%	- 6.6%	103.5%	98.5%	- 4.8%
New Listings	24	9	- 62.5%	44	23	- 47.7%

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

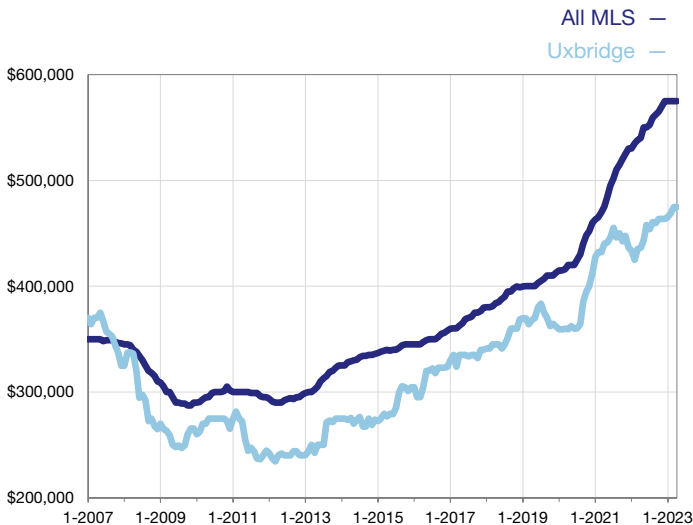
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	26	30	+ 15.4%
Closed Sales	9	7	- 22.2%	21	22	+ 4.8%
Median Sales Price*	\$438,149	\$524,650	+ 19.7%	\$425,000	\$467,500	+ 10.0%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	17	57	+ 235.3%	18	41	+ 127.8%
Percent of Original List Price Received*	107.1%	102.4%	- 4.4%	104.3%	103.4%	- 0.9%
New Listings	10	6	- 40.0%	31	34	+ 9.7%

* 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

