

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Uxbridge

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	12	- 29.4%	53	31	- 41.5%
Closed Sales	10	10	0.0%	46	23	- 50.0%
Median Sales Price*	\$492,000	<b>\$472,500</b>	- 4.0%	\$463,000	<b>\$500,000</b>	+ 8.0%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.6</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	16	- 5.9%	27	21	- 22.2%
Percent of Original List Price Received*	105.9%	<b>104.7%</b>	- 1.1%	104.0%	<b>101.2%</b>	- 2.7%
New Listings	12	12	0.0%	56	35	- 37.5%

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

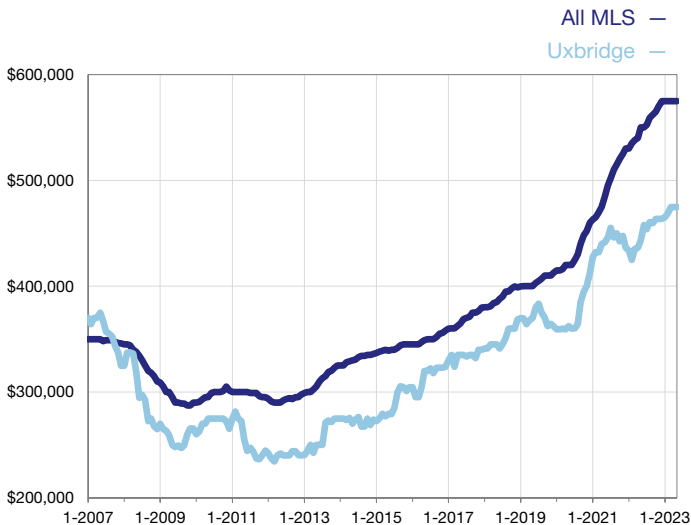
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	32	37	+ 15.6%
Closed Sales	6	10	+ 66.7%	27	32	+ 18.5%
Median Sales Price*	\$394,950	<b>\$414,500</b>	+ 4.9%	\$425,000	<b>\$458,500</b>	+ 7.9%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	2.8	<b>2.2</b>	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	48	39	- 18.8%	25	40	+ 60.0%
Percent of Original List Price Received*	102.8%	<b>102.7%</b>	- 0.1%	103.9%	<b>103.2%</b>	- 0.7%
New Listings	5	10	+ 100.0%	36	44	+ 22.2%

\* 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

