

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Uxbridge

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	75	54	- 28.0%
Closed Sales	14	15	+ 7.1%	73	48	- 34.2%
Median Sales Price*	\$482,500	<b>\$485,000</b>	+ 0.5%	\$470,000	<b>\$497,500</b>	+ 5.9%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	17	15	- 11.8%	25	21	- 16.0%
Percent of Original List Price Received*	103.7%	<b>104.4%</b>	+ 0.7%	104.0%	<b>103.3%</b>	- 0.7%
New Listings	15	10	- 33.3%	87	59	- 32.2%

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

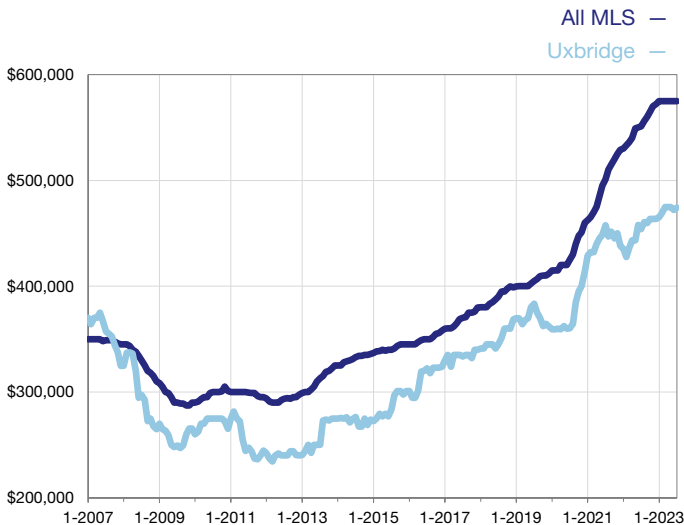
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	46	57	+ 23.9%
Closed Sales	7	9	+ 28.6%	43	51	+ 18.6%
Median Sales Price*	\$495,073	<b>\$426,500</b>	- 13.9%	\$429,000	<b>\$452,000</b>	+ 5.4%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--
Cumulative Days on Market Until Sale	33	43	+ 30.3%	29	39	+ 34.5%
Percent of Original List Price Received*	102.6%	<b>101.8%</b>	- 0.8%	103.7%	<b>102.8%</b>	- 0.9%
New Listings	11	10	- 9.1%	53	62	+ 17.0%

\* 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

