

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Uxbridge

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	86	62	- 27.9%
Closed Sales	18	10	- 44.4%	91	58	- 36.3%
Median Sales Price*	\$488,000	<b>\$624,500</b>	+ 28.0%	\$475,000	<b>\$533,000</b>	+ 12.2%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	18	18	0.0%	23	20	- 13.0%
Percent of Original List Price Received*	103.6%	<b>102.5%</b>	- 1.1%	103.9%	<b>103.2%</b>	- 0.7%
New Listings	9	8	- 11.1%	96	67	- 30.2%

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

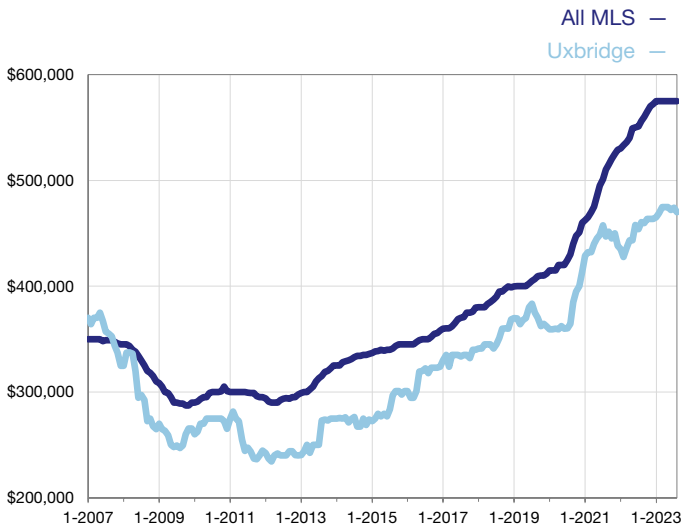
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	52	63	+ 21.2%
Closed Sales	5	8	+ 60.0%	48	59	+ 22.9%
Median Sales Price*	\$417,500	<b>\$377,500</b>	- 9.6%	\$427,000	<b>\$430,000</b>	+ 0.7%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	29	37	+ 27.6%
Percent of Original List Price Received*	102.6%	<b>103.0%</b>	+ 0.4%	103.6%	<b>102.8%</b>	- 0.8%
New Listings	6	11	+ 83.3%	59	72	+ 22.0%

\* 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

