

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Uxbridge

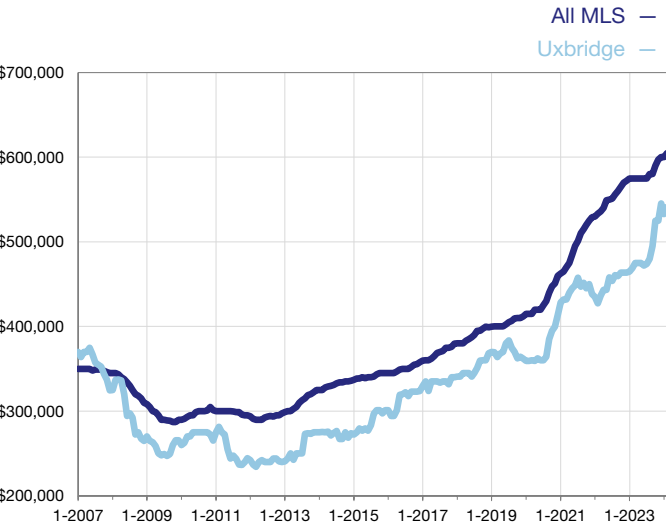
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	5	7	+ 40.0%
Closed Sales	3	3	0.0%	5	5	0.0%
Median Sales Price*	\$475,000	\$411,000	- 13.5%	\$600,000	\$570,000	- 5.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	17	42	+ 147.1%
Percent of Original List Price Received*	100.4%	104.1%	+ 3.7%	100.4%	100.5%	+ 0.1%
New Listings	6	5	- 16.7%	7	10	+ 42.9%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	6	- 40.0%	13	15	+ 15.4%
Closed Sales	2	3	+ 50.0%	7	7	0.0%
Median Sales Price*	\$420,000	\$370,000	- 11.9%	\$320,000	\$349,999	+ 9.4%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	17	- 15.0%	25	38	+ 52.0%
Percent of Original List Price Received*	101.9%	99.6%	- 2.3%	105.1%	97.6%	- 7.1%
New Listings	9	8	- 11.1%	19	15	- 21.1%

* 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

