

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Uxbridge

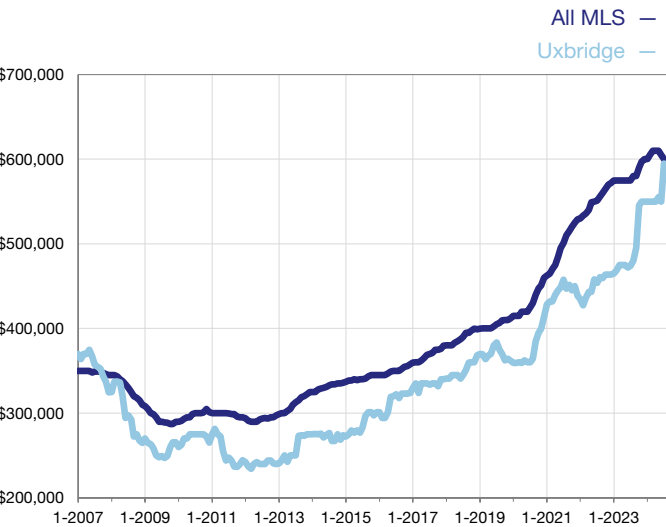
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	61	62	+ 1.6%
Closed Sales	10	12	+ 20.0%	58	47	- 19.0%
Median Sales Price*	\$624,500	\$685,000	+ 9.7%	\$533,000	\$600,000	+ 12.6%
Inventory of Homes for Sale	6	21	+ 250.0%	--	--	--
Months Supply of Inventory	0.8	3.0	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	18	34	+ 88.9%	20	28	+ 40.0%
Percent of Original List Price Received*	102.5%	98.1%	- 4.3%	103.2%	100.2%	- 2.9%
New Listings	8	18	+ 125.0%	67	88	+ 31.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	62	55	- 11.3%
Closed Sales	9	7	- 22.2%	60	51	- 15.0%
Median Sales Price*	\$400,000	\$509,900	+ 27.5%	\$441,000	\$509,900	+ 15.6%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	87	41	- 52.9%	46	42	- 8.7%
Percent of Original List Price Received*	103.2%	101.3%	- 1.8%	103.0%	101.3%	- 1.7%
New Listings	10	7	- 30.0%	71	62	- 12.7%

* 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

