

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Uxbridge

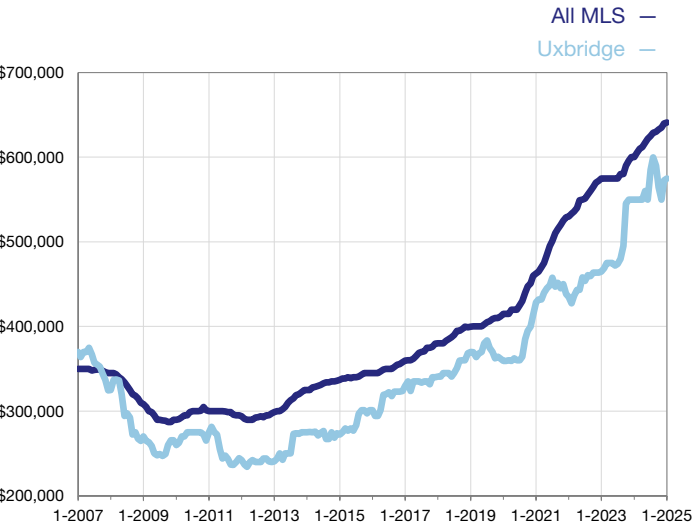
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	3	7	+ 133.3%
Closed Sales	2	9	+ 350.0%	2	9	+ 350.0%
Median Sales Price*	\$700,000	\$660,000	- 5.7%	\$700,000	\$660,000	- 5.7%
Inventory of Homes for Sale	5	14	+ 180.0%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	67	75	+ 11.9%	67	75	+ 11.9%
Percent of Original List Price Received*	95.1%	97.6%	+ 2.6%	95.1%	97.6%	+ 2.6%
New Listings	5	7	+ 40.0%	5	7	+ 40.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$340,000	\$375,000	+ 10.3%	\$340,000	\$375,000	+ 10.3%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	53	35	- 34.0%	53	35	- 34.0%
Percent of Original List Price Received*	96.1%	96.5%	+ 0.4%	96.1%	96.5%	+ 0.4%
New Listings	7	4	- 42.9%	7	4	- 42.9%

* 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

