Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Uxbridge

Single-Family Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	15	**19**	+ 26.7%	81	**80**	- 1.2%
Closed Sales	17	**18**	+ 5.9%	67	**70**	+ 4.5%
Median Sales Price*	$701,000	**$679,075**	- 3.1%	$660,000	**$655,053**	- 0.7%
Inventory of Homes for Sale	30	**30**	0.0%	--	--	--
Months Supply of Inventory	2.7	**2.6**	- 3.7%	--	--	--
Cumulative Days on Market Until Sale	30	**20**	- 33.3%	37	**38**	+ 2.7%
Percent of Original List Price Received*	100.4%	**101.2%**	+ 0.8%	101.0%	**99.7%**	- 1.3%
New Listings	13	**23**	+ 76.9%	103	**108**	+ 4.9%

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

Condominium Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**5**	0.0%	40	**36**	- 10.0%
Closed Sales	4	**9**	+ 125.0%	40	**35**	- 12.5%
Median Sales Price*	$549,900	**$425,000**	- 22.7%	$535,455	**$424,900**	- 20.6%
Inventory of Homes for Sale	11	**5**	- 54.5%	--	--	--
Months Supply of Inventory	2.0	**1.0**	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	39	**28**	- 28.2%	50	**42**	- 16.0%
Percent of Original List Price Received*	100.9%	**101.4%**	+ 0.5%	99.8%	**100.9%**	+ 1.1%
New Listings	7	**3**	- 57.1%	44	**37**	- 15.9%

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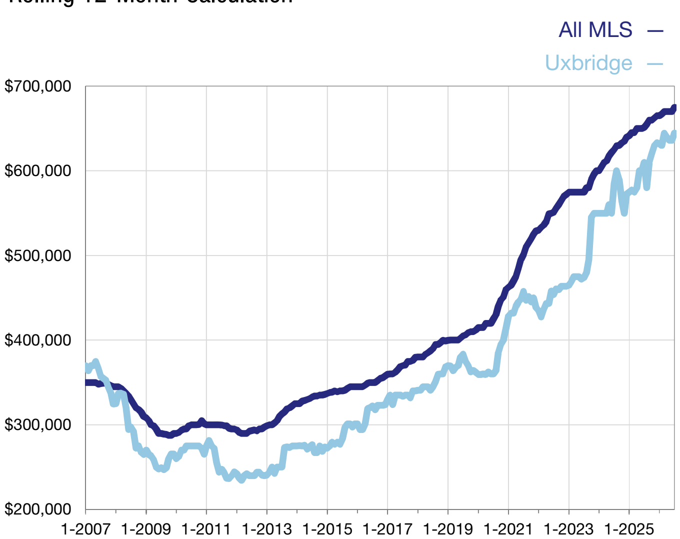
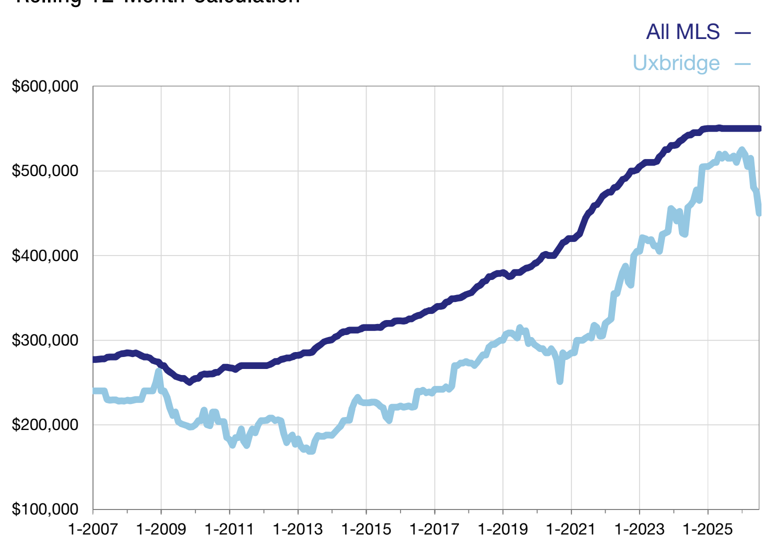
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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