

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Uxbridge

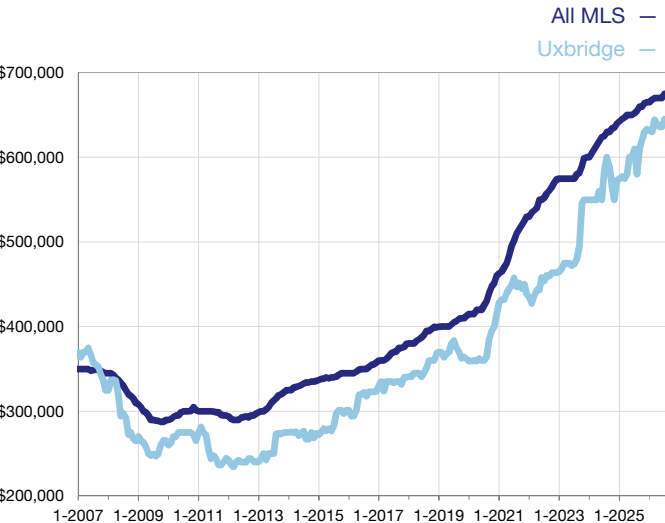
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	23	+ 109.1%	92	99	+ 7.6%
Closed Sales	17	11	- 35.3%	84	82	- 2.4%
Median Sales Price*	\$550,000	\$550,000	0.0%	\$620,000	\$645,237	+ 4.1%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	31	28	- 9.7%	36	37	+ 2.8%
Percent of Original List Price Received*	100.3%	101.7%	+ 1.4%	100.8%	99.9%	- 0.9%
New Listings	16	13	- 18.8%	119	122	+ 2.5%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	47	43	- 8.5%
Closed Sales	11	5	- 54.5%	51	40	- 21.6%
Median Sales Price*	\$450,000	\$515,000	+ 14.4%	\$520,000	\$425,000	- 18.3%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	33	32	- 3.0%	46	41	- 10.9%
Percent of Original List Price Received*	97.6%	100.7%	+ 3.2%	99.3%	100.9%	+ 1.6%
New Listings	5	9	+ 80.0%	49	45	- 8.2%

* 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

