

Uxbridge 01569

ZIP code · MA · Massachusetts · Worcester County

BUYER'S MARKET

\$473K

MEDIAN SALE PRICE

-15.2%

1-YR CHANGE

185

SALES (12 MO)

\$522K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



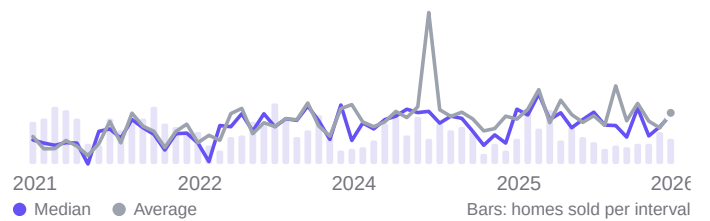
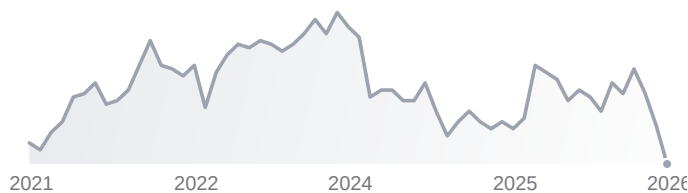
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$520K · Average \$529K

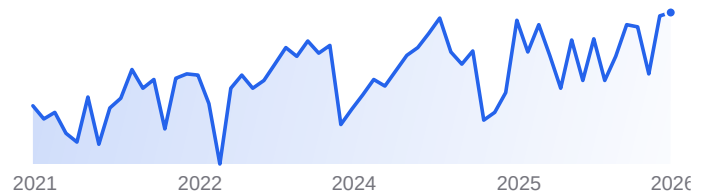
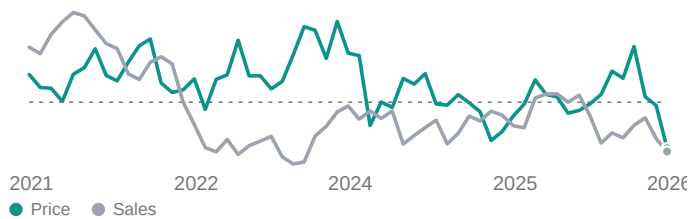


Growth (year over year)

Price -15.2% · Sales -16.3%

Price per square foot

\$312/ft²



Sale premium vs estimated value

+3.5%

Annual turnover (share of homes sold)

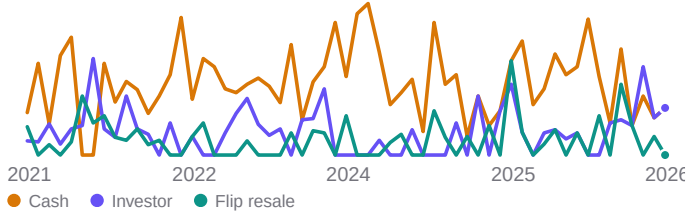
3.6%



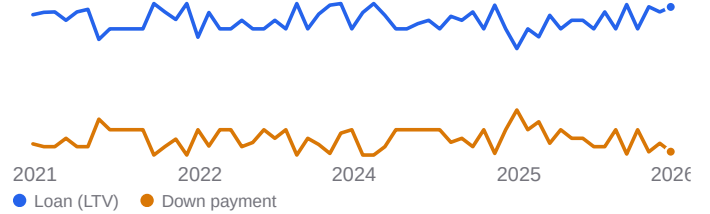
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 13% · Flip resale 0%

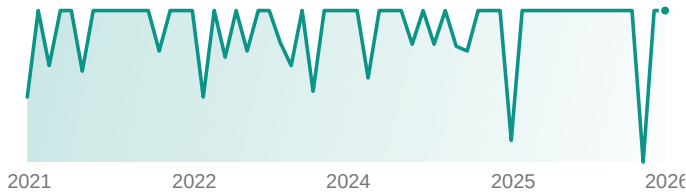


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.0%



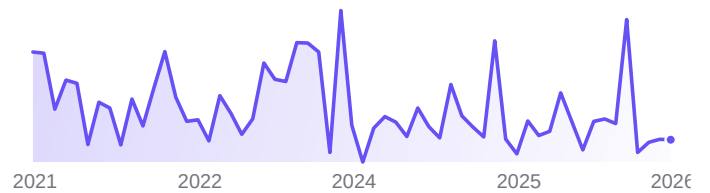
Sellers who sold at a gain

100%



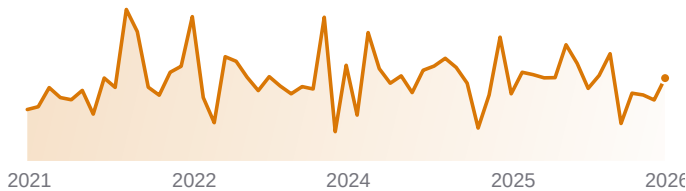
Typical hold before selling

5.1 yrs



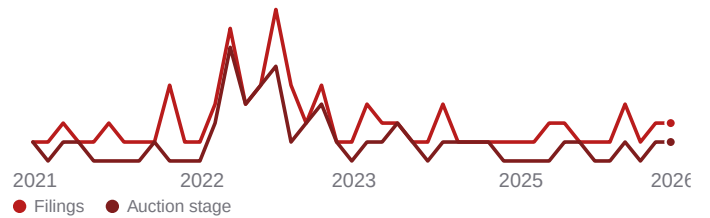
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,156
Median value (AVM)	\$522K
Median size	1,908 ft²
Median bedrooms	3
Median year built	1987
Single family	69%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	91%
Company owned	14%
Median loan-to-value	48%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	14,268
Density	482 / mi²
Median household income	\$122K
Average household income	\$134K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	58
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	3.1%
Unemployment	1.4%
Average temp	48°F
Annual precip	48 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.