

Local Market Update – September 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	16	20	+ 25.0%	96	145	+ 51.0%
Closed Sales	15	18	+ 20.0%	85	134	+ 57.6%
Median Sales Price*	\$207,500	\$216,500	+ 4.3%	\$218,000	\$221,000	+ 1.4%
Inventory of Homes for Sale	79	43	- 45.6%	--	--	--
Months Supply of Inventory	8.4	2.9	- 65.5%	--	--	--
Cumulative Days on Market Until Sale	80	65	- 18.8%	88	98	+ 11.4%
Percent of Original List Price Received*	95.5%	97.5%	+ 2.1%	95.2%	96.0%	+ 0.8%
New Listings	31	20	- 35.5%	184	173	- 6.0%

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

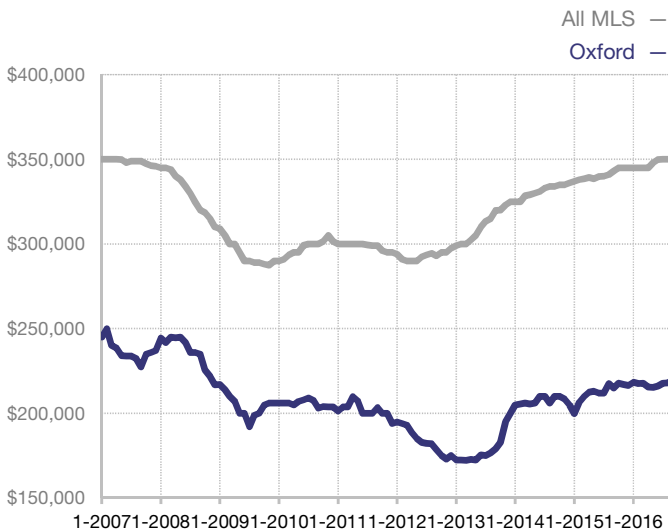
Condominium Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	2	- 50.0%	26	40	+ 53.8%
Closed Sales	3	5	+ 66.7%	22	38	+ 72.7%
Median Sales Price*	\$228,000	\$107,836	- 52.7%	\$175,000	\$157,750	- 9.9%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	6.8	1.2	- 82.4%	--	--	--
Cumulative Days on Market Until Sale	120	37	- 69.2%	130	90	- 30.8%
Percent of Original List Price Received*	93.9%	93.2%	- 0.7%	95.1%	95.3%	+ 0.2%
New Listings	9	3	- 66.7%	43	39	- 9.3%

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

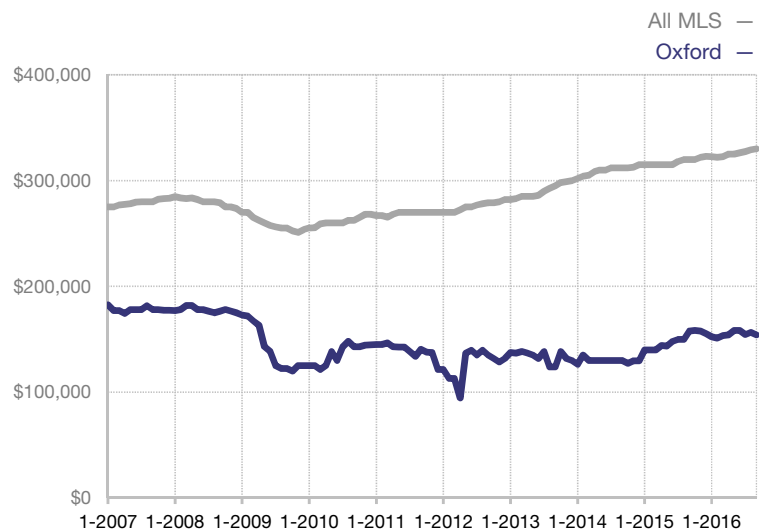
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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