

Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	18	15	- 16.7%	106	97	- 8.5%
Closed Sales	21	12	- 42.9%	98	91	- 7.1%
Median Sales Price*	\$250,000	\$272,625	+ 9.1%	\$221,000	\$235,000	+ 6.3%
Inventory of Homes for Sale	49	33	- 32.7%	--	--	--
Months Supply of Inventory	3.6	2.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	61	17	- 72.1%	102	67	- 34.3%
Percent of Original List Price Received*	98.9%	101.5%	+ 2.6%	95.8%	96.0%	+ 0.2%
New Listings	21	22	+ 4.8%	133	123	- 7.5%

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

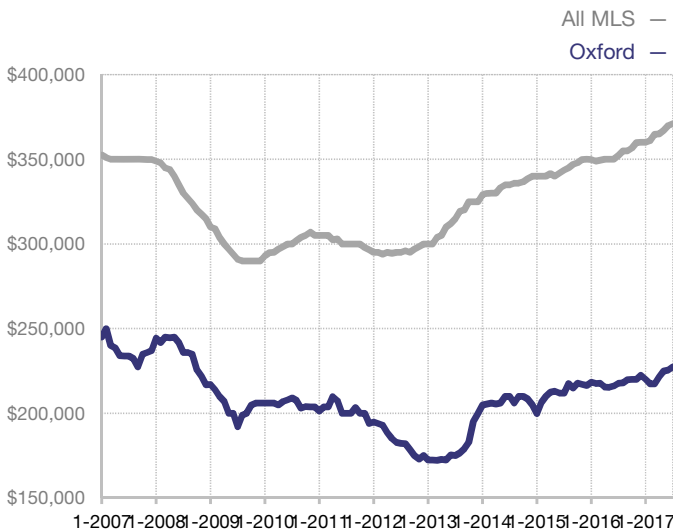
Condominium Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	5	2	- 60.0%	35	26	- 25.7%
Closed Sales	6	5	- 16.7%	29	25	- 13.8%
Median Sales Price*	\$156,500	\$159,900	+ 2.2%	\$160,000	\$159,900	- 0.1%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	117	20	- 82.9%	105	51	- 51.4%
Percent of Original List Price Received*	93.2%	99.9%	+ 7.2%	95.4%	95.6%	+ 0.2%
New Listings	2	5	+ 150.0%	30	30	0.0%

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

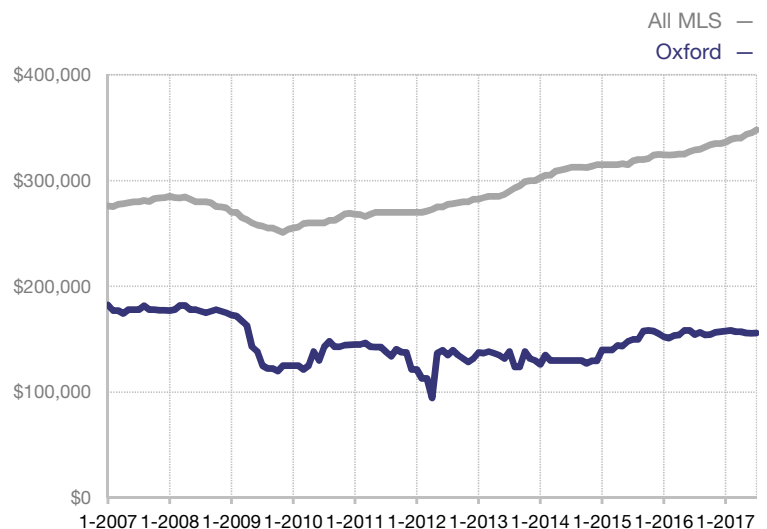
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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