

Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2018 | 2019 | + / - | 2018 | 2019 | + / - |
| Pending Sales | 8 | 20 | + 150.0% | 101 | 102 | + 1.0% |
| Closed Sales | 16 | 14 | - 12.5% | 96 | 85 | - 11.5% |
| Median Sales Price* | \$234,400 | \$261,000 | + 11.3% | \$248,500 | \$260,000 | + 4.6% |
| Inventory of Homes for Sale | 32 | 24 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 2.3 | - 11.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 40 | 41 | + 2.5% | 54 | 43 | - 20.4% |
| Percent of Original List Price Received* | 96.4% | 99.7% | + 3.4% | 96.1% | 97.3% | + 1.2% |
| New Listings | 16 | 23 | + 43.8% | 141 | 127 | - 9.9% |

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

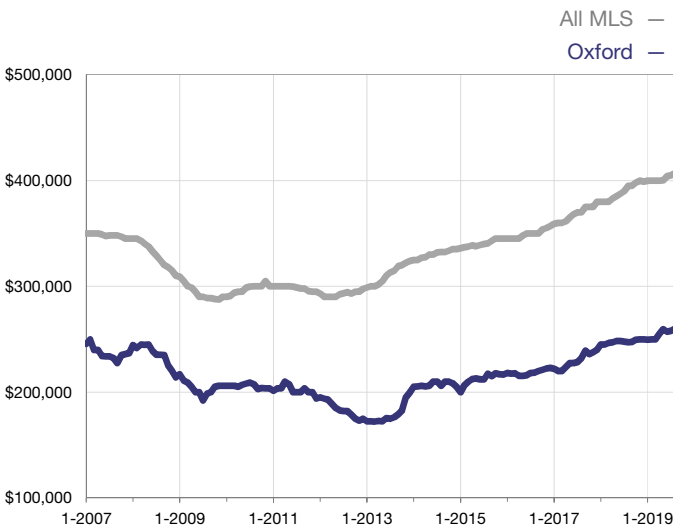
Condominium Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2018 | 2019 | + / - | 2018 | 2019 | + / - |
| Pending Sales | 1 | 8 | + 700.0% | 15 | 28 | + 86.7% |
| Closed Sales | 3 | 6 | + 100.0% | 13 | 23 | + 76.9% |
| Median Sales Price* | \$214,900 | \$188,200 | - 12.4% | \$167,000 | \$200,000 | + 19.8% |
| Inventory of Homes for Sale | 6 | 5 | - 16.7% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 1.4 | - 39.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 41 | 17 | - 58.5% | 37 | 27 | - 27.0% |
| Percent of Original List Price Received* | 99.3% | 97.9% | - 1.4% | 97.4% | 99.4% | + 2.1% |
| New Listings | 3 | 7 | + 133.3% | 22 | 31 | + 40.9% |

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

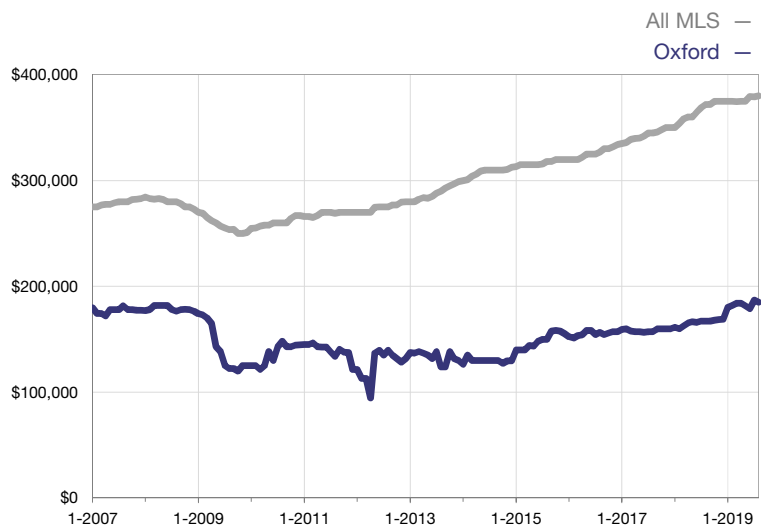
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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