

# Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

### Single-Family Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	18	+ 125.0%	120	128	+ 6.7%
Closed Sales	14	16	+ 14.3%	122	114	- 6.6%
Median Sales Price*	\$263,450	<b>\$286,700</b>	+ 8.8%	\$250,000	<b>\$260,000</b>	+ 4.0%
Inventory of Homes for Sale	31	22	- 29.0%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	50	41	- 18.0%	51	44	- 13.7%
Percent of Original List Price Received*	95.7%	<b>98.2%</b>	+ 2.6%	96.3%	<b>97.2%</b>	+ 0.9%
New Listings	12	14	+ 16.7%	164	156	- 4.9%

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

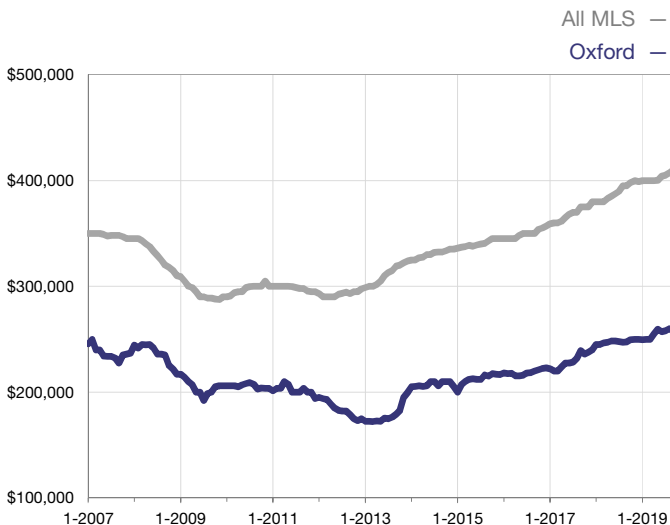
### Condominium Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	5	- 16.7%	27	37	+ 37.0%
Closed Sales	5	3	- 40.0%	24	34	+ 41.7%
Median Sales Price*	\$168,000	<b>\$217,400</b>	+ 29.4%	\$167,950	<b>\$178,500</b>	+ 6.3%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	31	20	- 35.5%	33	33	0.0%
Percent of Original List Price Received*	97.8%	<b>100.4%</b>	+ 2.7%	97.8%	<b>99.2%</b>	+ 1.4%
New Listings	3	4	+ 33.3%	36	41	+ 13.9%

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

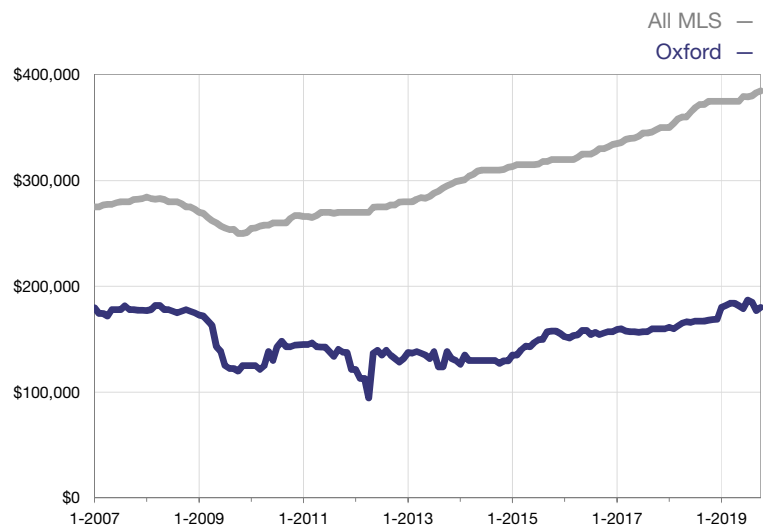
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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