

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oakham

Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	1	--	23	23	0.0%
Closed Sales	3	2	- 33.3%	23	21	- 8.7%
Median Sales Price*	\$308,000	\$350,328	+ 13.7%	\$240,000	\$329,000	+ 37.1%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	5.2	3.3	- 36.5%	--	--	--
Cumulative Days on Market Until Sale	53	133	+ 150.9%	51	79	+ 54.9%
Percent of Original List Price Received*	93.8%	107.8%	+ 14.9%	94.5%	97.6%	+ 3.3%
New Listings	0	1	--	38	46	+ 21.1%

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

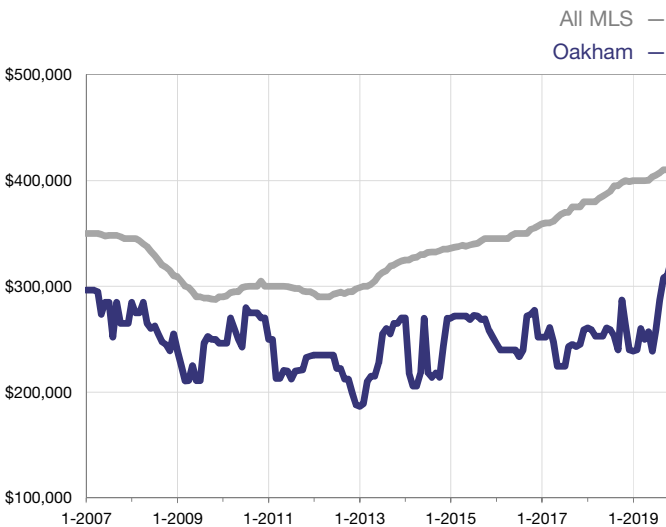
Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

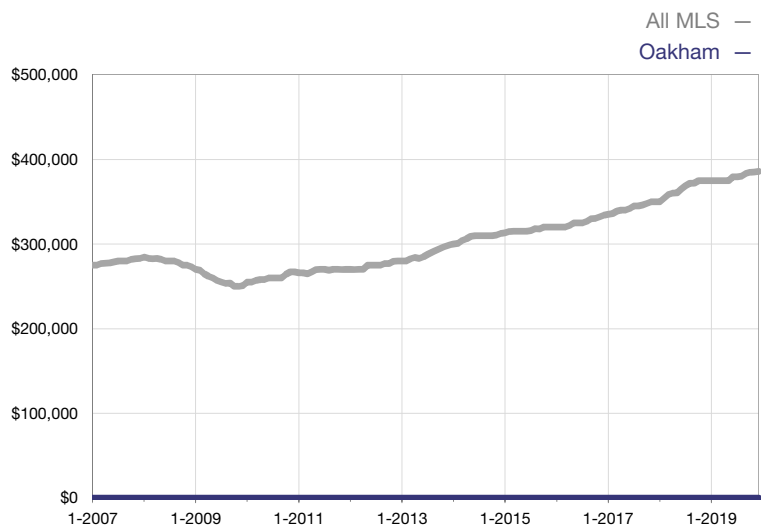
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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