

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	14	- 6.7%	125	126	+ 0.8%
Closed Sales	13	15	+ 15.4%	105	109	+ 3.8%
Median Sales Price*	\$322,000	\$300,000	- 6.8%	\$297,000	\$340,000	+ 14.5%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	17	23	+ 35.3%	31	25	- 19.4%
Percent of Original List Price Received*	104.2%	100.4%	- 3.6%	100.7%	104.0%	+ 3.3%
New Listings	12	17	+ 41.7%	144	150	+ 4.2%

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

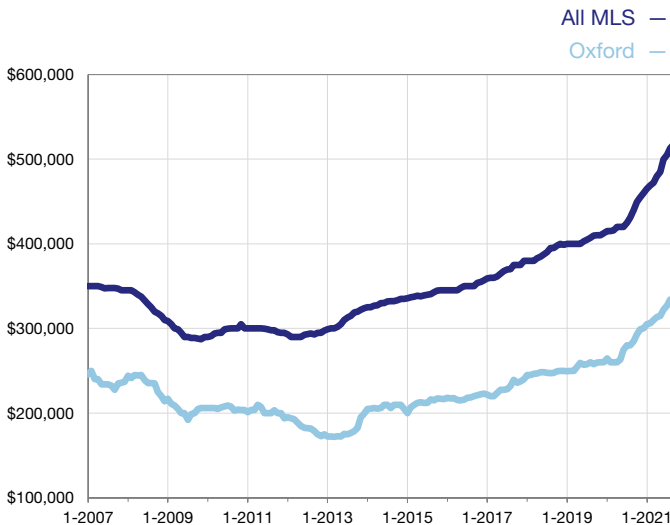
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	24	31	+ 29.2%
Closed Sales	3	3	0.0%	27	25	- 7.4%
Median Sales Price*	\$222,500	\$240,000	+ 7.9%	\$215,000	\$240,000	+ 11.6%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	29	20	- 31.0%	57	16	- 71.9%
Percent of Original List Price Received*	103.8%	103.7%	- 0.1%	100.4%	103.1%	+ 2.7%
New Listings	4	2	- 50.0%	28	31	+ 10.7%

* 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

