

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	23	+ 76.9%	90	106	+ 17.8%
Closed Sales	12	14	+ 16.7%	79	90	+ 13.9%
Median Sales Price*	\$322,450	\$352,500	+ 9.3%	\$350,000	\$352,500	+ 0.7%
Inventory of Homes for Sale	26	10	- 61.5%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	26	27	+ 3.8%
Percent of Original List Price Received*	105.3%	100.7%	- 4.4%	104.6%	102.6%	- 1.9%
New Listings	20	15	- 25.0%	118	112	- 5.1%

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

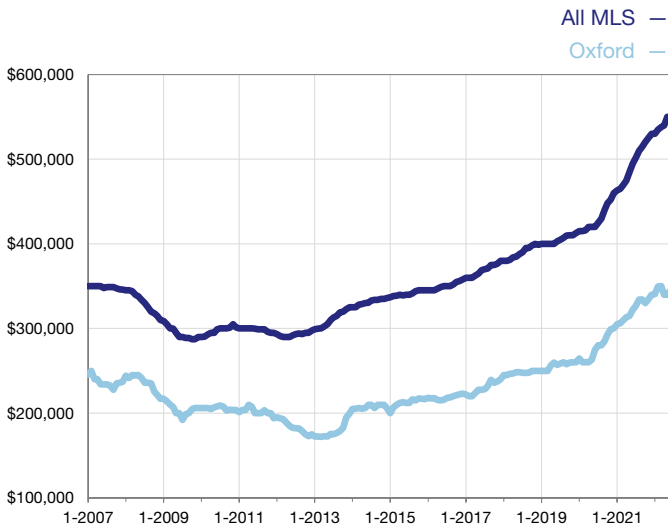
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	4	0.0%	23	21	- 8.7%
Closed Sales	3	1	- 66.7%	19	16	- 15.8%
Median Sales Price*	\$245,000	\$220,000	- 10.2%	\$248,000	\$262,500	+ 5.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	6	- 75.0%	16	14	- 12.5%
Percent of Original List Price Received*	106.8%	97.8%	- 8.4%	102.0%	106.2%	+ 4.1%
New Listings	2	5	+ 150.0%	25	23	- 8.0%

* 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

