

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	5	- 37.5%	143	136	- 4.9%
Closed Sales	17	8	- 52.9%	143	135	- 5.6%
Median Sales Price*	\$350,000	\$335,000	- 4.3%	\$340,000	\$360,000	+ 5.9%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	26	18	- 30.8%	26	27	+ 3.8%
Percent of Original List Price Received*	103.4%	100.8%	- 2.5%	103.4%	101.4%	- 1.9%
New Listings	10	5	- 50.0%	175	148	- 15.4%

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

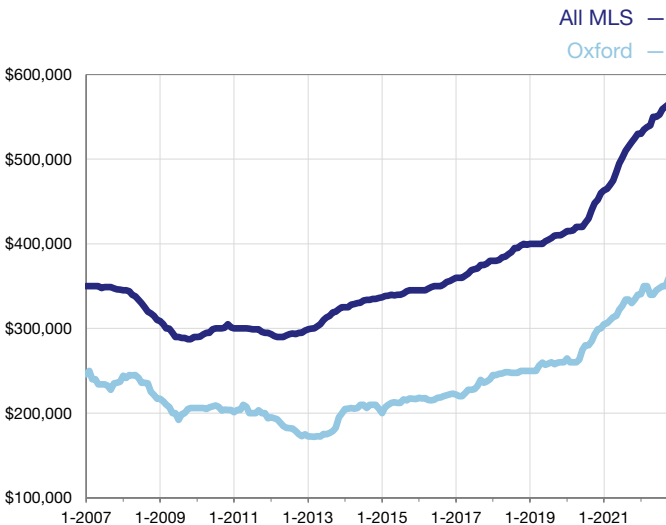
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	34	40	+ 17.6%
Closed Sales	4	7	+ 75.0%	34	40	+ 17.6%
Median Sales Price*	\$263,500	\$186,000	- 29.4%	\$242,500	\$232,750	- 4.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	22	+ 37.5%	17	17	0.0%
Percent of Original List Price Received*	104.3%	100.0%	- 4.1%	102.9%	103.7%	+ 0.8%
New Listings	1	1	0.0%	37	43	+ 16.2%

* 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

