

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Median Sales Price*	\$350,000	<b>\$410,000</b>	+ 17.1%	\$350,000	<b>\$410,000</b>	+ 17.1%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	15	49	+ 226.7%	15	49	+ 226.7%
Percent of Original List Price Received*	101.0%	91.3%	- 9.6%	101.0%	91.3%	- 9.6%
New Listings	4	13	+ 225.0%	4	13	+ 225.0%

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

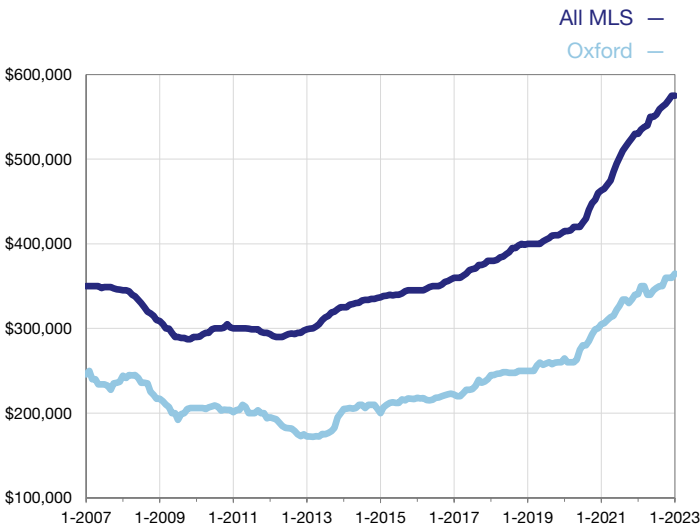
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$282,500	<b>\$209,000</b>	- 26.0%	\$282,500	<b>\$209,000</b>	- 26.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	24	33	+ 37.5%	24	33	+ 37.5%
Percent of Original List Price Received*	97.4%	95.2%	- 2.3%	97.4%	95.2%	- 2.3%
New Listings	2	1	- 50.0%	2	1	- 50.0%

\* 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

