

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oakham

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	4	+ 100.0%	11	17	+ 54.5%
Closed Sales	2	2	0.0%	9	8	- 11.1%
Median Sales Price*	\$219,950	\$460,500	+ 109.4%	\$209,900	\$246,000	+ 17.2%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	5.0	5.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	6	19	+ 216.7%	62	30	- 51.6%
Percent of Original List Price Received*	107.5%	100.1%	- 6.9%	93.4%	99.5%	+ 6.5%
New Listings	9	2	- 77.8%	23	30	+ 30.4%

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

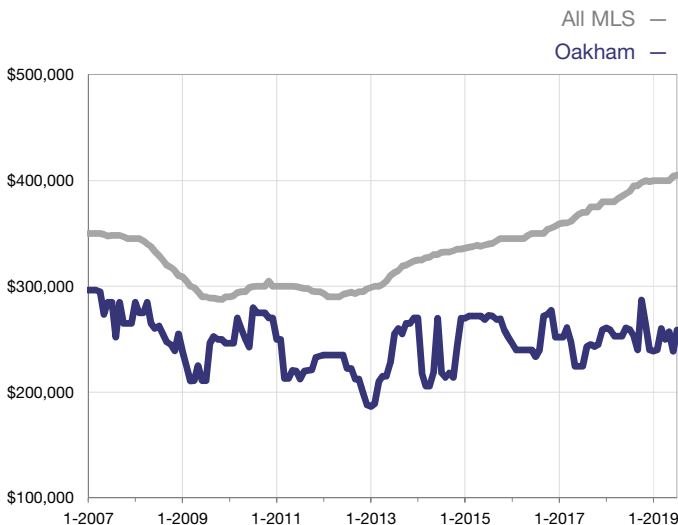
Condominium Properties

Key Metrics	July			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.

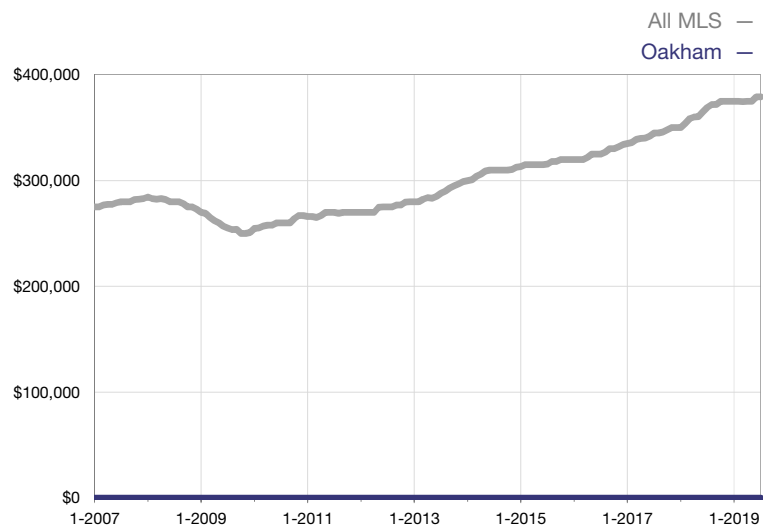
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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