

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	20	16	- 20.0%	93	82	- 11.8%
Closed Sales	22	13	- 40.9%	80	71	- 11.3%
Median Sales Price*	\$247,450	\$249,900	+ 1.0%	\$249,950	\$260,000	+ 4.0%
Inventory of Homes for Sale	31	23	- 25.8%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	56	25	- 55.4%	56	43	- 23.2%
Percent of Original List Price Received*	98.4%	98.7%	+ 0.3%	96.1%	96.9%	+ 0.8%
New Listings	17	17	0.0%	125	103	- 17.6%

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

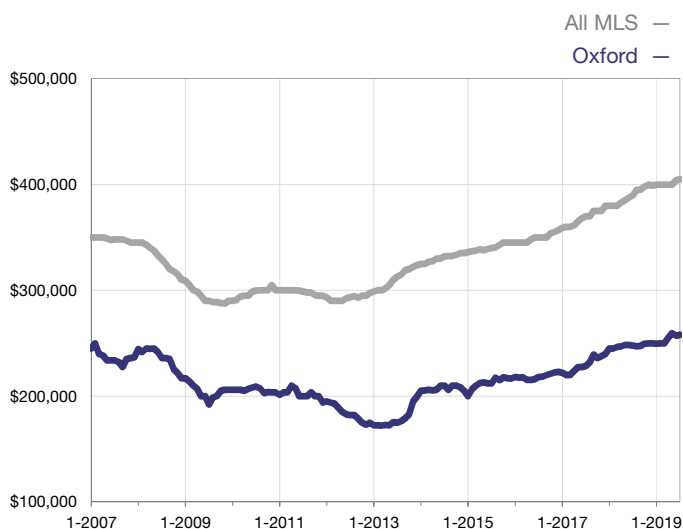
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	4	- 33.3%	14	20	+ 42.9%
Closed Sales	3	2	- 33.3%	10	17	+ 70.0%
Median Sales Price*	\$167,000	\$222,750	+ 33.4%	\$167,000	\$200,000	+ 19.8%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	28	11	- 60.7%	36	30	- 16.7%
Percent of Original List Price Received*	97.9%	104.8%	+ 7.0%	96.9%	100.0%	+ 3.2%
New Listings	7	5	- 28.6%	19	25	+ 31.6%

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

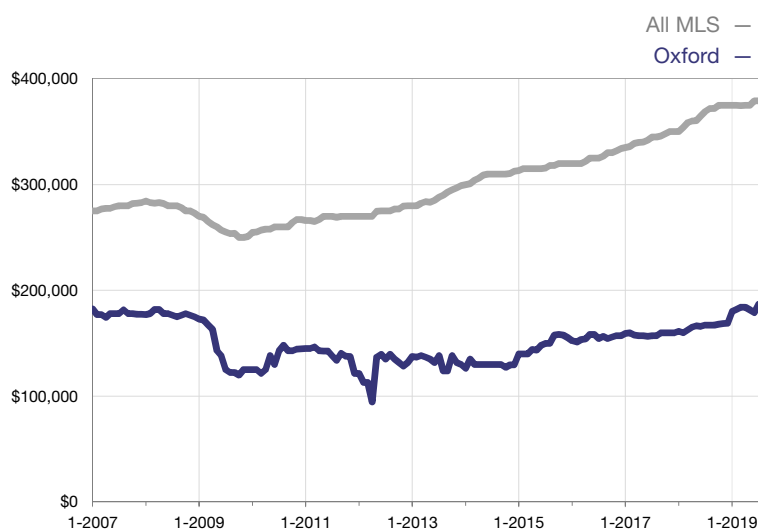
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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