

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	13	+ 62.5%	30	43	+ 43.3%
Closed Sales	9	5	- 44.4%	35	34	- 2.9%
Median Sales Price*	\$301,000	<b>\$434,500</b>	+ 44.4%	\$279,900	<b>\$345,500</b>	+ 23.4%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	30	88	+ 193.3%	40	33	- 17.5%
Percent of Original List Price Received*	101.8%	101.5%	- 0.3%	99.0%	103.2%	+ 4.2%
New Listings	10	16	+ 60.0%	38	52	+ 36.8%

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

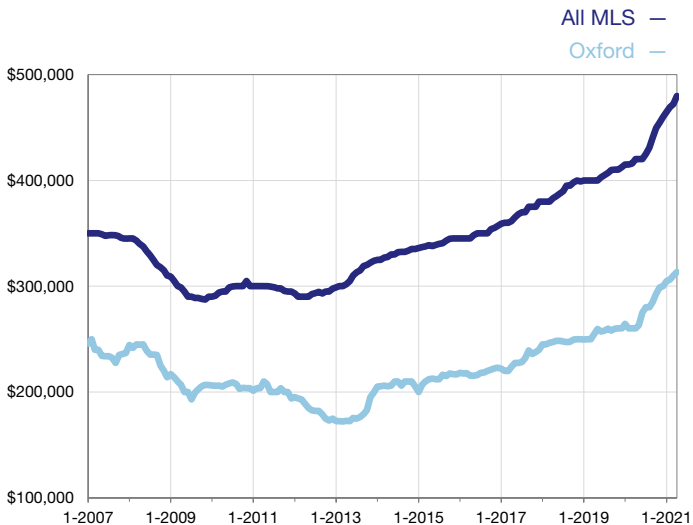
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	14	10	- 28.6%
Closed Sales	3	3	0.0%	13	8	- 38.5%
Median Sales Price*	\$225,000	<b>\$257,000</b>	+ 14.2%	\$215,000	<b>\$252,500</b>	+ 17.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	135	16	- 88.1%	100	18	- 82.0%
Percent of Original List Price Received*	99.1%	102.7%	+ 3.6%	98.7%	102.0%	+ 3.3%
New Listings	2	4	+ 100.0%	12	12	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

