

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	14	- 6.7%	45	55	+ 22.2%
Closed Sales	5	7	+ 40.0%	40	41	+ 2.5%
Median Sales Price*	\$310,000	\$330,000	+ 6.5%	\$282,000	\$341,000	+ 20.9%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	34	25	- 26.5%	39	31	- 20.5%
Percent of Original List Price Received*	101.5%	98.6%	- 2.9%	99.4%	102.4%	+ 3.0%
New Listings	17	9	- 47.1%	55	60	+ 9.1%

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

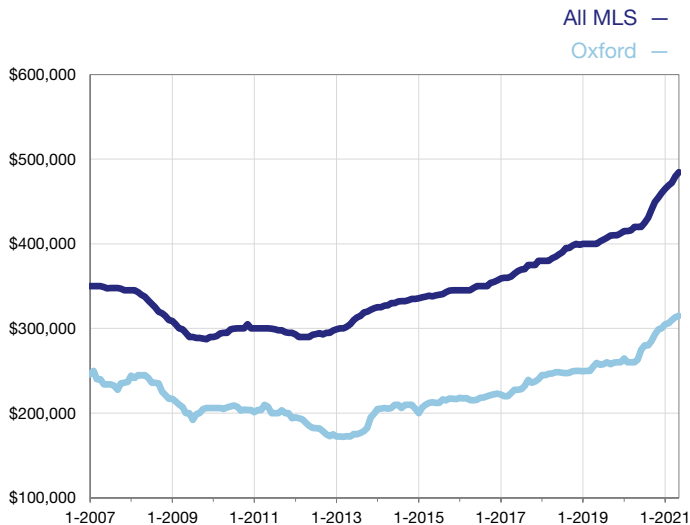
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	5	+ 66.7%	17	14	- 17.6%
Closed Sales	2	1	- 50.0%	15	9	- 40.0%
Median Sales Price*	\$135,000	\$180,000	+ 33.3%	\$195,000	\$248,000	+ 27.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	30	16	- 46.7%	91	18	- 80.2%
Percent of Original List Price Received*	95.6%	83.8%	- 12.3%	98.3%	100.0%	+ 1.7%
New Listings	3	3	0.0%	15	16	+ 6.7%

* 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

