

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	10	- 28.6%	135	132	- 2.2%
Closed Sales	17	10	- 41.2%	126	127	+ 0.8%
Median Sales Price*	\$340,000	\$353,500	+ 4.0%	\$340,000	\$361,000	+ 6.2%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	33	40	+ 21.2%	26	27	+ 3.8%
Percent of Original List Price Received*	100.7%	93.9%	- 6.8%	103.4%	101.5%	- 1.8%
New Listings	13	7	- 46.2%	165	143	- 13.3%

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

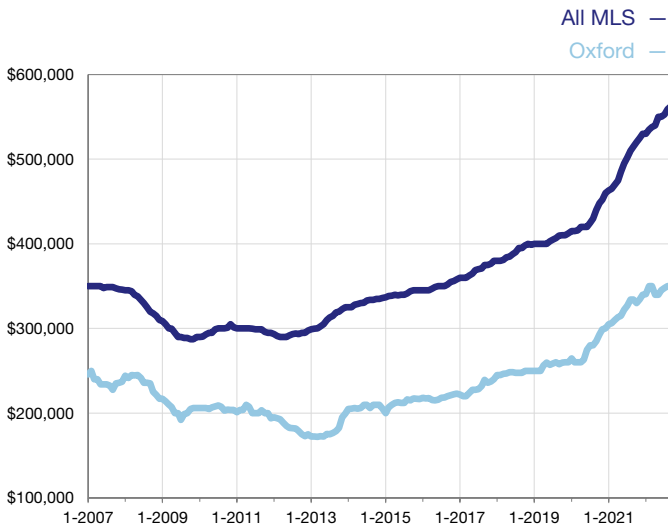
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	7	+ 40.0%	33	39	+ 18.2%
Closed Sales	5	6	+ 20.0%	30	33	+ 10.0%
Median Sales Price*	\$222,000	\$275,500	+ 24.1%	\$237,500	\$260,000	+ 9.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	18	16	- 11.1%
Percent of Original List Price Received*	100.7%	103.0%	+ 2.3%	102.7%	104.5%	+ 1.8%
New Listings	3	7	+ 133.3%	36	42	+ 16.7%

\* 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

