

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oakham

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	2	1	- 50.0%	6	1	- 83.3%
Median Sales Price*	\$628,950	<b>\$375,000</b>	- 40.4%	\$524,385	<b>\$375,000</b>	- 28.5%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	130	76	- 41.5%	59	76	+ 28.8%
Percent of Original List Price Received*	100.0%	94.9%	- 5.1%	103.3%	94.9%	- 8.1%
New Listings	0	1	--	4	2	- 50.0%

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

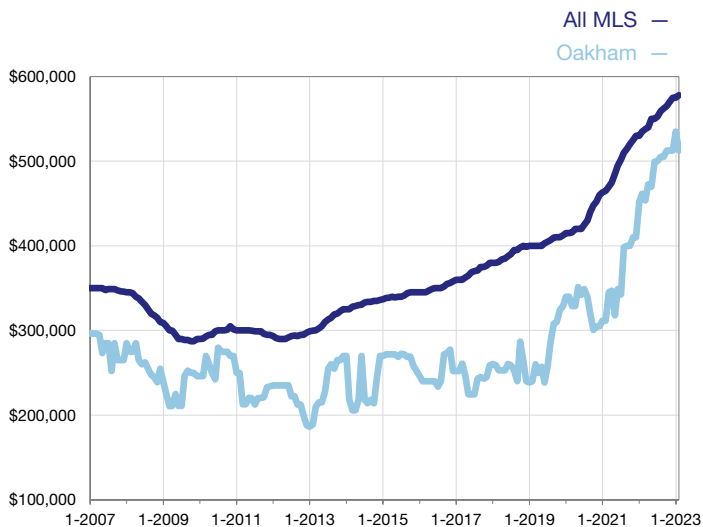
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
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

