

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	12	+ 500.0%	9	19	+ 111.1%
Closed Sales	6	6	0.0%	15	11	- 26.7%
Median Sales Price*	\$361,000	\$352,500	- 2.4%	\$350,000	\$375,000	+ 7.1%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	21	38	+ 81.0%
Percent of Original List Price Received*	101.7%	98.3%	- 3.3%	101.3%	95.1%	- 6.1%
New Listings	11	3	- 72.7%	15	16	+ 6.7%

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

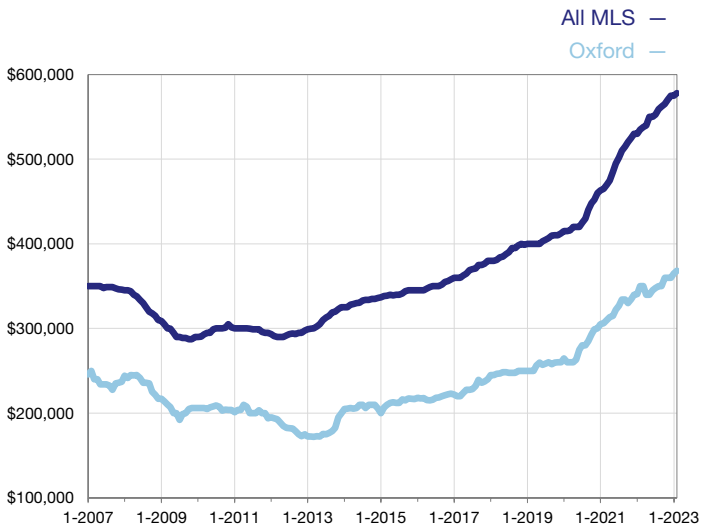
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	3	3	0.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$265,000	\$286,000	+ 7.9%	\$273,750	\$247,500	- 9.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.3	--	--	--	--
Cumulative Days on Market Until Sale	17	3	- 82.4%	21	18	- 14.3%
Percent of Original List Price Received*	108.2%	110.0%	+ 1.7%	102.8%	102.6%	- 0.2%
New Listings	0	1	--	2	2	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

