

# Local Market Update – March 2023

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## Oakham

### Single-Family Properties

| Key Metrics                              | March     |                  |          | Year to Date |                  |         |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|---------|
|                                          | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 2         | 0                | - 100.0% | 5            | 3                | - 40.0% |
| Closed Sales                             | 1         | 1                | 0.0%     | 7            | 2                | - 71.4% |
| Median Sales Price*                      | \$255,000 | <b>\$562,500</b> | + 120.6% | \$498,770    | <b>\$468,750</b> | - 6.0%  |
| Inventory of Homes for Sale              | 7         | 2                | - 71.4%  | --           | --               | --      |
| Months Supply of Inventory               | 3.0       | <b>0.9</b>       | - 70.0%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 25        | <b>58</b>        | + 132.0% | 54           | <b>67</b>        | + 24.1% |
| Percent of Original List Price Received* | 85.0%     | <b>97.8%</b>     | + 15.1%  | 100.7%       | <b>96.4%</b>     | - 4.3%  |
| New Listings                             | 2         | 1                | - 50.0%  | 6            | 3                | - 50.0% |

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

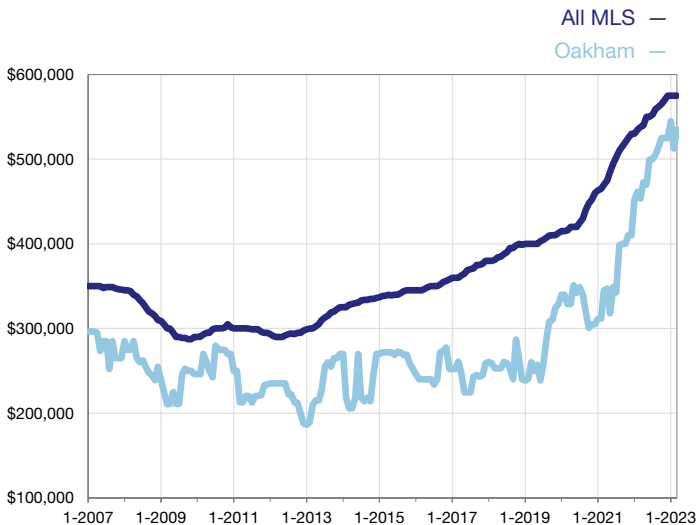
### Condominium Properties

| Key Metrics                              | March |             |       | 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   | <b>0.0</b>  | --    | --           | --          | --    |
| Cumulative Days on Market Until Sale     | 0     | 0           | --    | 0            | 0           | --    |
| Percent of Original List Price Received* | 0.0%  | <b>0.0%</b> | --    | 0.0%         | <b>0.0%</b> | --    |
| 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

