

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	7	- 58.8%	26	24	- 7.7%
Closed Sales	5	10	+ 100.0%	20	21	+ 5.0%
Median Sales Price*	\$314,900	<b>\$382,500</b>	+ 21.5%	\$350,000	<b>\$375,000</b>	+ 7.1%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	23	33	+ 43.5%
Percent of Original List Price Received*	97.7%	<b>102.2%</b>	+ 4.6%	100.4%	<b>98.5%</b>	- 1.9%
New Listings	10	7	- 30.0%	25	23	- 8.0%

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

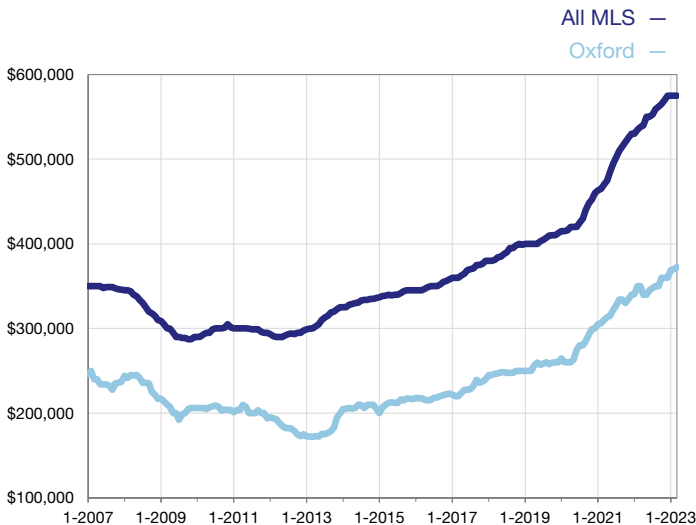
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	6	5	- 16.7%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Median Sales Price*	\$212,500	<b>\$365,000</b>	+ 71.8%	\$262,500	<b>\$286,000</b>	+ 9.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	13	85	+ 553.8%	17	40	+ 135.3%
Percent of Original List Price Received*	104.7%	<b>93.6%</b>	- 10.6%	103.7%	<b>99.6%</b>	- 4.0%
New Listings	4	2	- 50.0%	6	4	- 33.3%

\* 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

