

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	36	27	- 25.0%
Closed Sales	10	3	- 70.0%	30	24	- 20.0%
Median Sales Price*	\$332,500	\$600,000	+ 80.5%	\$342,500	\$400,000	+ 16.8%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	34	40	+ 17.6%	27	34	+ 25.9%
Percent of Original List Price Received*	102.8%	101.6%	- 1.2%	101.2%	98.9%	- 2.3%
New Listings	16	8	- 50.0%	41	31	- 24.4%

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

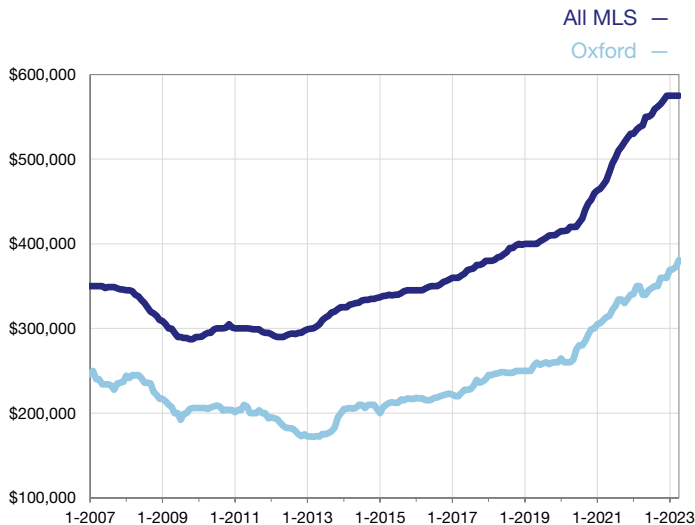
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	8	9	+ 12.5%
Closed Sales	2	3	+ 50.0%	6	6	0.0%
Median Sales Price*	\$284,500	\$210,000	- 26.2%	\$262,500	\$248,000	- 5.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	38	+ 123.5%	17	39	+ 129.4%
Percent of Original List Price Received*	104.4%	103.3%	- 1.1%	104.0%	101.5%	- 2.4%
New Listings	4	3	- 25.0%	10	7	- 30.0%

* 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

