

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	18	+ 20.0%	51	42	- 17.6%
Closed Sales	12	5	- 58.3%	42	29	- 31.0%
Median Sales Price*	\$370,000	\$406,000	+ 9.7%	\$342,500	\$400,000	+ 16.8%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	30	56	+ 86.7%	28	37	+ 32.1%
Percent of Original List Price Received*	106.6%	101.0%	- 5.3%	102.7%	99.2%	- 3.4%
New Listings	19	13	- 31.6%	59	43	- 27.1%

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

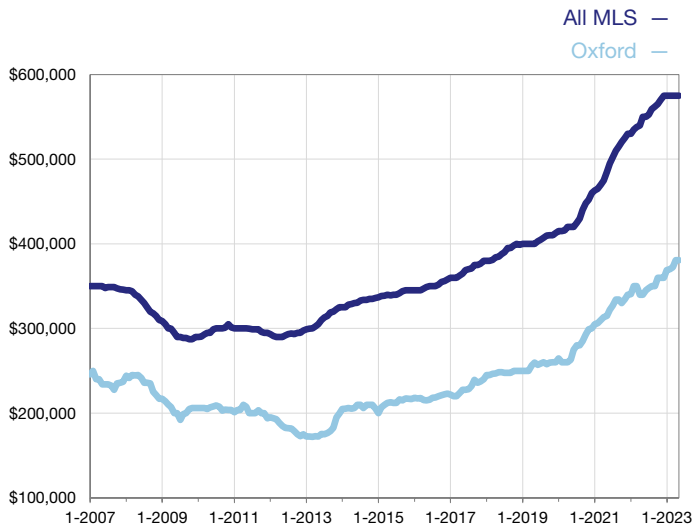
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	13	11	- 15.4%
Closed Sales	2	4	+ 100.0%	8	9	+ 12.5%
Median Sales Price*	\$228,500	\$326,450	+ 42.9%	\$262,500	\$283,000	+ 7.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	3	18	+ 500.0%	13	24	+ 84.6%
Percent of Original List Price Received*	108.4%	103.4%	- 4.6%	105.1%	103.1%	- 1.9%
New Listings	4	5	+ 25.0%	14	12	- 14.3%

* 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

