

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	13	- 23.5%	68	51	- 25.0%
Closed Sales	17	7	- 58.8%	59	36	- 39.0%
Median Sales Price*	\$379,000	\$400,000	+ 5.5%	\$350,000	\$400,000	+ 14.3%
Inventory of Homes for Sale	24	6	- 75.0%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	14	16	+ 14.3%	24	33	+ 37.5%
Percent of Original List Price Received*	106.2%	103.4%	- 2.6%	103.7%	100.1%	- 3.5%
New Listings	23	10	- 56.5%	82	53	- 35.4%

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

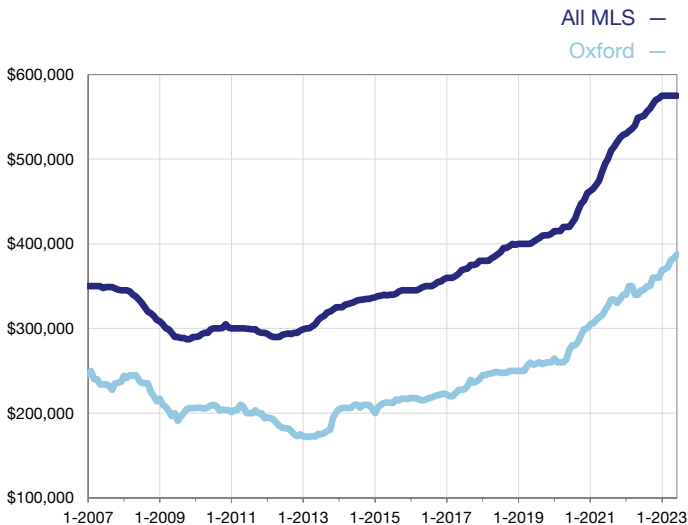
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	15	17	+ 13.3%
Closed Sales	5	1	- 80.0%	13	10	- 23.1%
Median Sales Price*	\$295,000	\$217,000	- 26.4%	\$265,000	\$250,000	- 5.7%
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	14	7	- 50.0%	13	22	+ 69.2%
Percent of Original List Price Received*	109.6%	105.9%	- 3.4%	106.8%	103.4%	- 3.2%
New Listings	4	5	+ 25.0%	18	17	- 5.6%

* 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

