

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oakham

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	14	7	- 50.0%
Closed Sales	3	0	- 100.0%	13	4	- 69.2%
Median Sales Price*	\$670,000	\$0	- 100.0%	\$545,000	\$508,750	- 6.7%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	39	93	+ 138.5%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	100.8%	95.0%	- 5.8%
New Listings	3	1	- 66.7%	19	6	- 68.4%

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

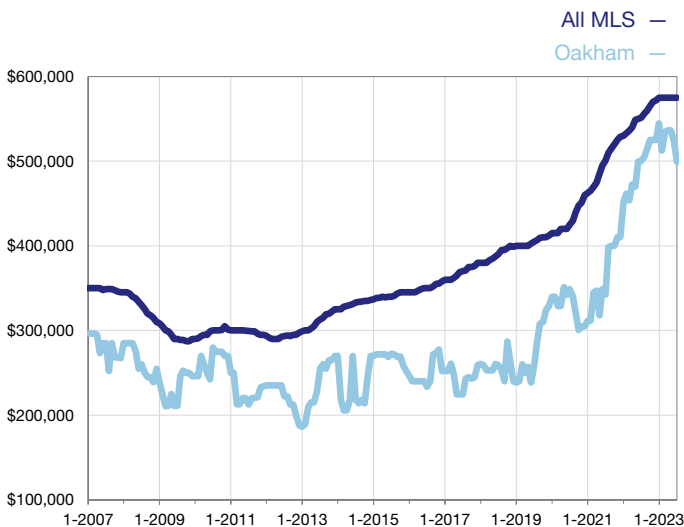
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
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

