

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 11 | 11 | 0.0% | 79 | 58 | - 26.6% |
| Closed Sales | 17 | 15 | - 11.8% | 76 | 52 | - 31.6% |
| Median Sales Price* | \$455,000 | \$415,000 | - 8.8% | \$355,000 | \$408,000 | + 14.9% |
| Inventory of Homes for Sale | 26 | 8 | - 69.2% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 0.9 | - 59.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 34 | 32 | - 5.9% | 26 | 33 | + 26.9% |
| Percent of Original List Price Received* | 100.4% | 99.4% | - 1.0% | 103.0% | 100.2% | - 2.7% |
| New Listings | 13 | 10 | - 23.1% | 95 | 63 | - 33.7% |

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

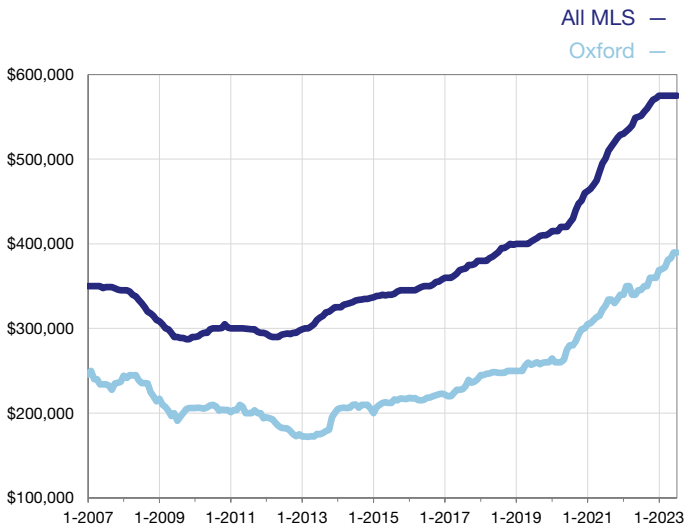
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 2 | 0.0% | 17 | 19 | + 11.8% |
| Closed Sales | 2 | 6 | + 200.0% | 15 | 16 | + 6.7% |
| Median Sales Price* | \$234,550 | \$287,500 | + 22.6% | \$265,000 | \$279,000 | + 5.3% |
| Inventory of Homes for Sale | 0 | 2 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.5 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 10 | - 52.4% | 14 | 18 | + 28.6% |
| Percent of Original List Price Received* | 106.4% | 105.5% | - 0.8% | 106.7% | 104.2% | - 2.3% |
| New Listings | 0 | 4 | -- | 18 | 21 | + 16.7% |

* 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

