

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	13	- 27.8%	97	70	- 27.8%
Closed Sales	14	7	- 50.0%	90	61	- 32.2%
Median Sales Price*	\$352,500	\$350,000	- 0.7%	\$352,500	\$400,000	+ 13.5%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	21	- 32.3%	27	31	+ 14.8%
Percent of Original List Price Received*	100.7%	104.9%	+ 4.2%	102.6%	101.0%	- 1.6%
New Listings	14	13	- 7.1%	109	76	- 30.3%

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

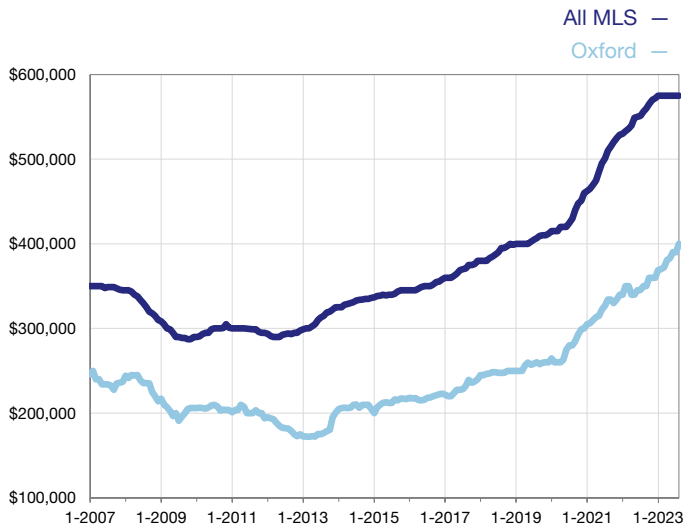
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	20	24	+ 20.0%
Closed Sales	1	4	+ 300.0%	16	20	+ 25.0%
Median Sales Price*	\$220,000	\$220,000	0.0%	\$262,500	\$279,000	+ 6.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	6	13	+ 116.7%	14	17	+ 21.4%
Percent of Original List Price Received*	97.8%	103.9%	+ 6.2%	106.2%	104.1%	- 2.0%
New Listings	5	3	- 40.0%	23	24	+ 4.3%

* 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

