

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oakham

### Single-Family Properties

| Key Metrics                              | September |                  |          | Year to Date |                  |         |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|---------|
|                                          | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 0         | 3                | --       | 16           | 10               | - 37.5% |
| Closed Sales                             | 4         | 1                | - 75.0%  | 19           | 8                | - 57.9% |
| Median Sales Price*                      | \$524,950 | <b>\$360,000</b> | - 31.4%  | \$545,000    | <b>\$415,000</b> | - 23.9% |
| Inventory of Homes for Sale              | 4         | 4                | 0.0%     | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | 2.7              | + 68.8%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 32        | 16               | - 50.0%  | 43           | 58               | + 34.9% |
| Percent of Original List Price Received* | 94.6%     | 111.1%           | + 17.4%  | 98.9%        | 97.1%            | - 1.8%  |
| New Listings                             | 1         | 4                | + 300.0% | 21           | 12               | - 42.9% |

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

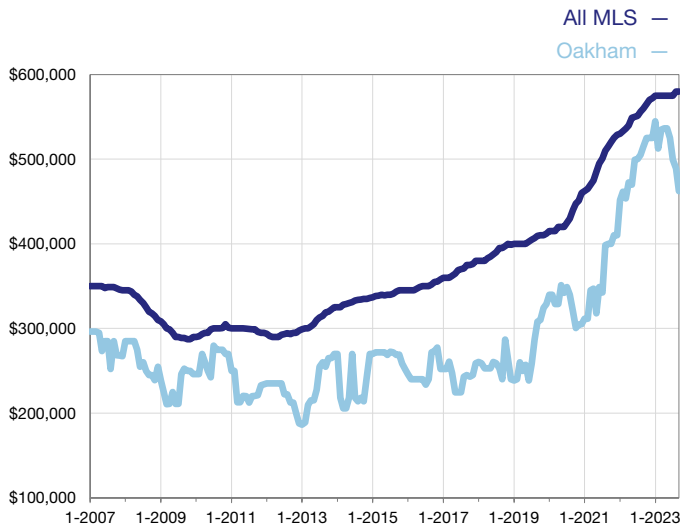
### Condominium Properties

| Key Metrics                              | September |            |       | Year to Date |            |       |
|------------------------------------------|-----------|------------|-------|--------------|------------|-------|
|                                          | 2022      | 2023       | + / - | 2022         | 2023       | + / - |
| Pending Sales                            | 0         | 0          | --    | 0            | 0          | --    |
| Closed Sales                             | 0         | 0          | --    | 0            | 0          | --    |
| Median Sales Price*                      | \$0       | <b>\$0</b> | --    | \$0          | <b>\$0</b> | --    |
| 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

