

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	10	- 23.1%	110	79	- 28.2%
Closed Sales	13	11	- 15.4%	103	72	- 30.1%
Median Sales Price*	\$495,000	\$380,000	- 23.2%	\$361,000	\$400,000	+ 10.8%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	19	0.0%	26	29	+ 11.5%
Percent of Original List Price Received*	99.7%	105.2%	+ 5.5%	102.3%	101.7%	- 0.6%
New Listings	14	10	- 28.6%	123	87	- 29.3%

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

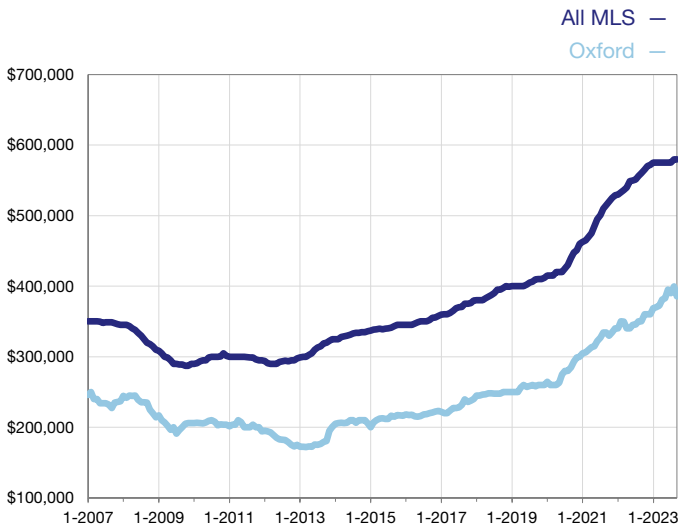
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	25	26	+ 4.0%
Closed Sales	4	3	- 25.0%	20	23	+ 15.0%
Median Sales Price*	\$225,000	\$300,750	+ 33.7%	\$241,250	\$283,000	+ 17.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	15	+ 25.0%	13	16	+ 23.1%
Percent of Original List Price Received*	99.6%	103.1%	+ 3.5%	104.9%	104.0%	- 0.9%
New Listings	7	4	- 42.9%	30	27	- 10.0%

* 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

