

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oakham

### Single-Family Properties

| Key Metrics                              | October   |                  |          | Year to Date |                  |         |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|---------|
|                                          | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 1         | 3                | + 200.0% | 17           | 11               | - 35.3% |
| Closed Sales                             | 1         | 1                | 0.0%     | 20           | 9                | - 55.0% |
| Median Sales Price*                      | \$489,115 | <b>\$615,000</b> | + 25.7%  | \$535,000    | <b>\$455,000</b> | - 15.0% |
| Inventory of Homes for Sale              | 7         | 3                | - 57.1%  | --           | --               | --      |
| Months Supply of Inventory               | 3.0       | <b>2.0</b>       | - 33.3%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 65        | <b>84</b>        | + 29.2%  | 44           | <b>60</b>        | + 36.4% |
| Percent of Original List Price Received* | 99.8%     | <b>94.6%</b>     | - 5.2%   | 98.9%        | <b>96.8%</b>     | - 2.1%  |
| New Listings                             | 4         | <b>0</b>         | - 100.0% | 25           | <b>12</b>        | - 52.0% |

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

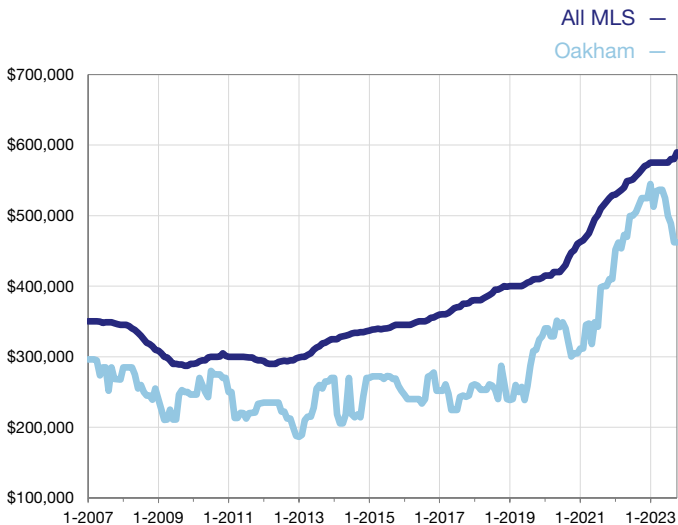
### Condominium Properties

| Key Metrics                              | October |             |       | 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     | <b>0.0</b>  | --    | --           | --          | --    |
| Cumulative Days on Market Until Sale     | 0       | 0           | --    | 0            | 0           | --    |
| Percent of Original List Price Received* | 0.0%    | <b>0.0%</b> | --    | 0.0%         | <b>0.0%</b> | --    |
| 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

