

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	121	85	- 29.8%
Closed Sales	14	6	- 57.1%	117	77	- 34.2%
Median Sales Price*	\$387,500	\$395,500	+ 2.1%	\$362,000	\$400,000	+ 10.5%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	26	29	+ 11.5%
Percent of Original List Price Received*	101.0%	101.7%	+ 0.7%	102.1%	101.6%	- 0.5%
New Listings	12	9	- 25.0%	135	95	- 29.6%

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

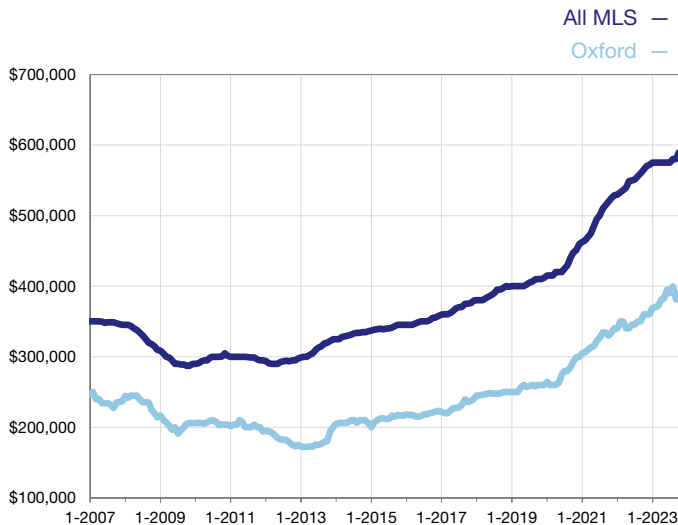
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	1	- 85.7%	32	28	- 12.5%
Closed Sales	7	3	- 57.1%	27	27	0.0%
Median Sales Price*	\$260,000	\$250,000	- 3.8%	\$250,000	\$283,000	+ 13.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	14	- 6.7%	14	16	+ 14.3%
Percent of Original List Price Received*	104.8%	108.3%	+ 3.3%	104.8%	104.7%	- 0.1%
New Listings	5	2	- 60.0%	35	30	- 14.3%

* 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

