

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	9	+ 12.5%	129	94	- 27.1%
Closed Sales	10	4	- 60.0%	127	81	- 36.2%
Median Sales Price*	\$353,500	\$405,000	+ 14.6%	\$361,000	\$400,000	+ 10.8%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	40	23	- 42.5%	27	28	+ 3.7%
Percent of Original List Price Received*	93.9%	98.2%	+ 4.6%	101.5%	101.4%	- 0.1%
New Listings	7	8	+ 14.3%	142	103	- 27.5%

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

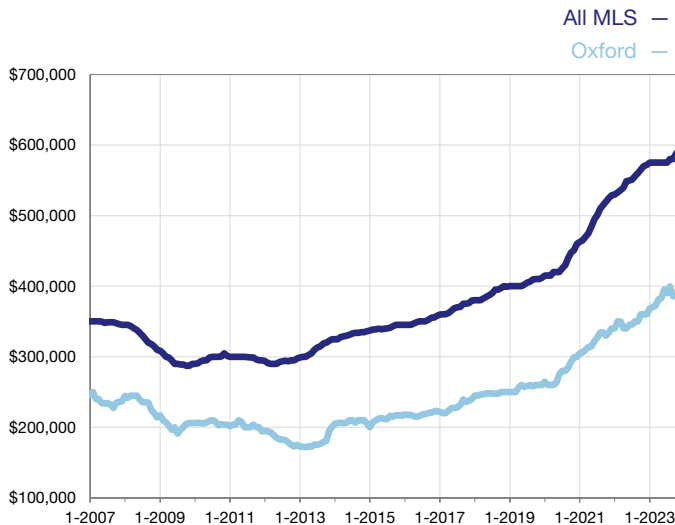
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	38	30	- 21.1%
Closed Sales	6	1	- 83.3%	33	28	- 15.2%
Median Sales Price*	\$275,500	\$290,000	+ 5.3%	\$260,000	\$284,500	+ 9.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	24	19	- 20.8%	16	16	0.0%
Percent of Original List Price Received*	103.0%	108.4%	+ 5.2%	104.5%	104.9%	+ 0.4%
New Listings	7	3	- 57.1%	42	33	- 21.4%

* 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

