

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	132	97	- 26.5%
Closed Sales	8	10	+ 25.0%	135	91	- 32.6%
Median Sales Price*	\$335,000	\$360,000	+ 7.5%	\$360,000	\$393,000	+ 9.2%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	27	27	0.0%
Percent of Original List Price Received*	100.8%	103.7%	+ 2.9%	101.4%	101.6%	+ 0.2%
New Listings	5	4	- 20.0%	147	106	- 27.9%

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

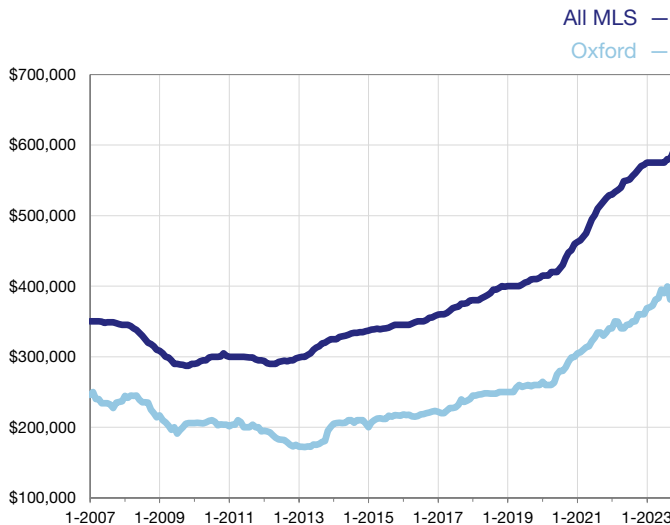
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	40	33	- 17.5%
Closed Sales	7	2	- 71.4%	40	30	- 25.0%
Median Sales Price*	\$186,000	\$270,000	+ 45.2%	\$232,750	\$284,500	+ 22.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	22	20	- 9.1%	17	17	0.0%
Percent of Original List Price Received*	100.0%	104.0%	+ 4.0%	103.7%	104.8%	+ 1.1%
New Listings	0	3	--	42	38	- 9.5%

* 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

