

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

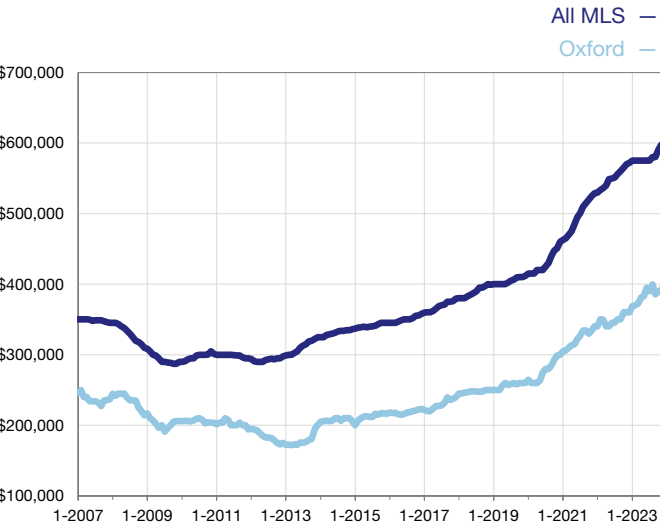
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Median Sales Price*	\$410,000	\$540,000	+ 31.7%	\$410,000	\$540,000	+ 31.7%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	49	12	- 75.5%	49	12	- 75.5%
Percent of Original List Price Received*	91.3%	98.2%	+ 7.6%	91.3%	98.2%	+ 7.6%
New Listings	13	8	- 38.5%	13	8	- 38.5%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Median Sales Price*	\$209,000	\$297,500	+ 42.3%	\$209,000	\$297,500	+ 42.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 6.1%	33	31	- 6.1%
Percent of Original List Price Received*	95.2%	97.3%	+ 2.2%	95.2%	97.3%	+ 2.2%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

\* 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

