

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	10	+ 25.0%	15	14	- 6.7%
Closed Sales	6	3	- 50.0%	11	5	- 54.5%
Median Sales Price*	\$352,500	<b>\$495,000</b>	+ 40.4%	\$375,000	<b>\$495,000</b>	+ 32.0%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	29	41	+ 41.4%	38	35	- 7.9%
Percent of Original List Price Received*	98.3%	97.9%	- 0.4%	95.1%	98.4%	+ 3.5%
New Listings	3	10	+ 233.3%	16	18	+ 12.5%

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

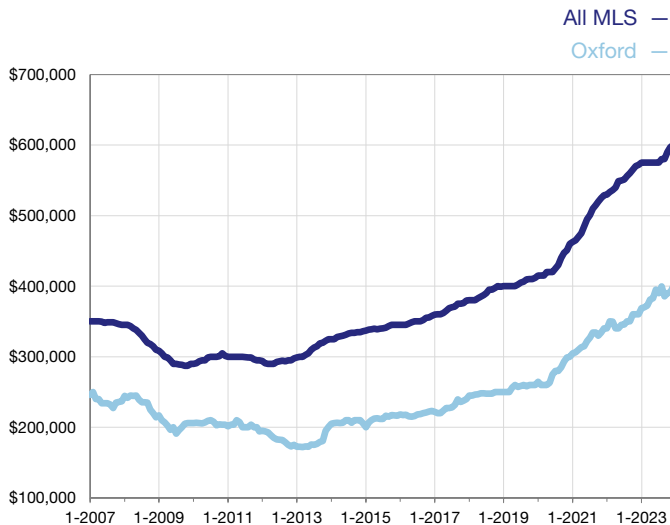
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	4	--	1	7	+ 600.0%
Closed Sales	1	1	0.0%	2	5	+ 150.0%
Median Sales Price*	\$286,000	<b>\$320,000</b>	+ 11.9%	\$247,500	<b>\$305,000</b>	+ 23.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	3	16	+ 433.3%	18	28	+ 55.6%
Percent of Original List Price Received*	110.0%	98.5%	- 10.5%	102.6%	97.5%	- 5.0%
New Listings	1	4	+ 300.0%	2	6	+ 200.0%

\* 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

