

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	12	+ 200.0%	19	26	+ 36.8%
Closed Sales	10	11	+ 10.0%	21	17	- 19.0%
Median Sales Price*	\$382,500	\$385,000	+ 0.7%	\$375,000	\$385,000	+ 2.7%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	27	36	+ 33.3%	33	35	+ 6.1%
Percent of Original List Price Received*	102.2%	98.9%	- 3.2%	98.5%	97.2%	- 1.3%
New Listings	6	14	+ 133.3%	22	32	+ 45.5%

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

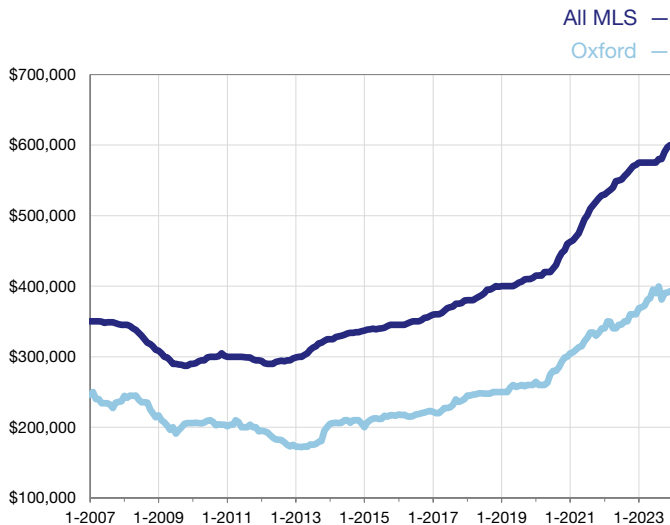
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	4	10	+ 150.0%
Closed Sales	1	6	+ 500.0%	3	11	+ 266.7%
Median Sales Price*	\$365,000	\$242,500	- 33.6%	\$286,000	\$290,000	+ 1.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	85	24	- 71.8%	40	26	- 35.0%
Percent of Original List Price Received*	93.6%	97.3%	+ 4.0%	99.6%	97.4%	- 2.2%
New Listings	2	4	+ 100.0%	4	10	+ 150.0%

* 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

