

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	14	+ 366.7%	22	39	+ 77.3%
Closed Sales	3	9	+ 200.0%	24	27	+ 12.5%
Median Sales Price*	\$600,000	\$460,000	- 23.3%	\$400,000	\$418,900	+ 4.7%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	40	18	- 55.0%	34	29	- 14.7%
Percent of Original List Price Received*	101.6%	105.6%	+ 3.9%	98.9%	100.1%	+ 1.2%
New Listings	8	15	+ 87.5%	30	47	+ 56.7%

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

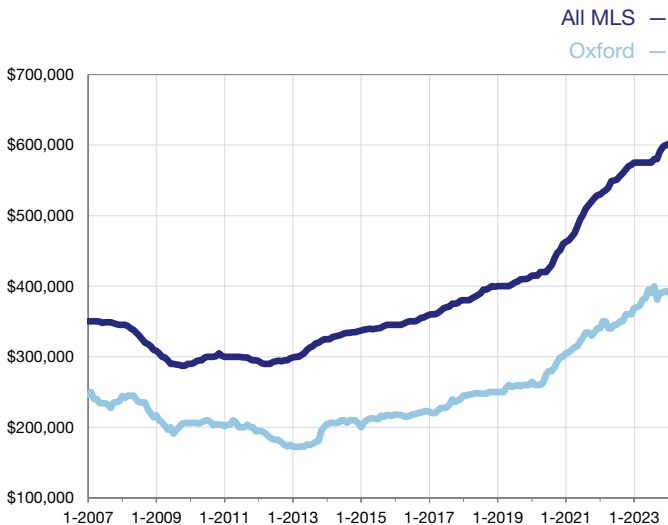
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	7	13	+ 85.7%
Closed Sales	2	1	- 50.0%	5	12	+ 140.0%
Median Sales Price*	\$207,500	\$205,500	- 1.0%	\$210,000	\$270,000	+ 28.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	15	+ 15.4%	29	25	- 13.8%
Percent of Original List Price Received*	107.9%	105.4%	- 2.3%	102.9%	98.1%	- 4.7%
New Listings	3	1	- 66.7%	7	11	+ 57.1%

* 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

