

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	15	+ 66.7%	46	67	+ 45.7%
Closed Sales	9	15	+ 66.7%	38	53	+ 39.5%
Median Sales Price*	\$425,000	\$425,000	0.0%	\$403,000	\$422,000	+ 4.7%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	14	23	+ 64.3%	32	26	- 18.8%
Percent of Original List Price Received*	105.6%	102.3%	- 3.1%	100.8%	101.5%	+ 0.7%
New Listings	10	13	+ 30.0%	53	78	+ 47.2%

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

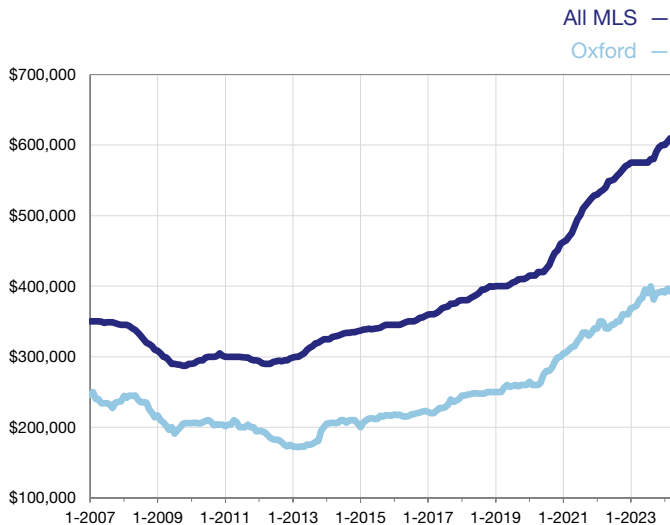
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	5	- 28.6%	17	18	+ 5.9%
Closed Sales	1	1	0.0%	10	16	+ 60.0%
Median Sales Price*	\$217,000	\$365,000	+ 68.2%	\$250,000	\$290,000	+ 16.0%
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	7	31	+ 342.9%	22	30	+ 36.4%
Percent of Original List Price Received*	105.9%	97.3%	- 8.1%	103.4%	98.1%	- 5.1%
New Listings	5	3	- 40.0%	17	16	- 5.9%

* 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

