

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

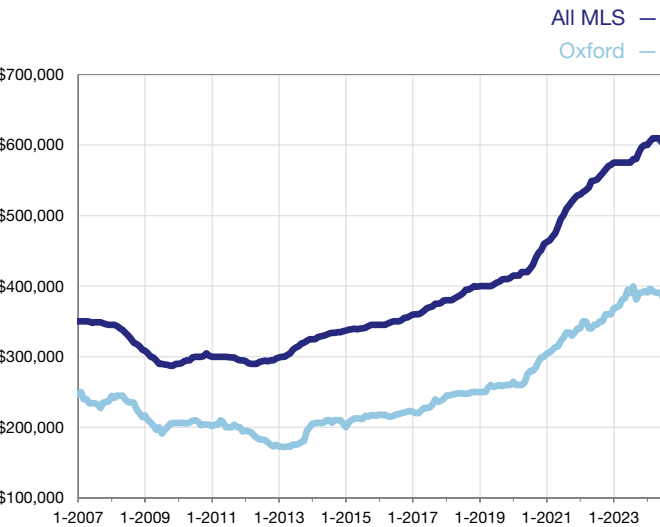
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	14	+ 27.3%	66	86	+ 30.3%
Closed Sales	7	10	+ 42.9%	61	74	+ 21.3%
Median Sales Price*	\$350,000	\$470,000	+ 34.3%	\$400,000	\$432,500	+ 8.1%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	21	55	+ 161.9%	31	28	- 9.7%
Percent of Original List Price Received*	104.9%	101.5%	- 3.2%	101.0%	102.2%	+ 1.2%
New Listings	13	7	- 46.2%	76	99	+ 30.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	24	21	- 12.5%
Closed Sales	4	1	- 75.0%	20	22	+ 10.0%
Median Sales Price*	\$220,000	\$330,000	+ 50.0%	\$279,000	\$280,000	+ 0.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	17	25	+ 47.1%
Percent of Original List Price Received*	103.9%	110.0%	+ 5.9%	104.1%	100.6%	- 3.4%
New Listings	3	3	0.0%	24	21	- 12.5%

* 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

