

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

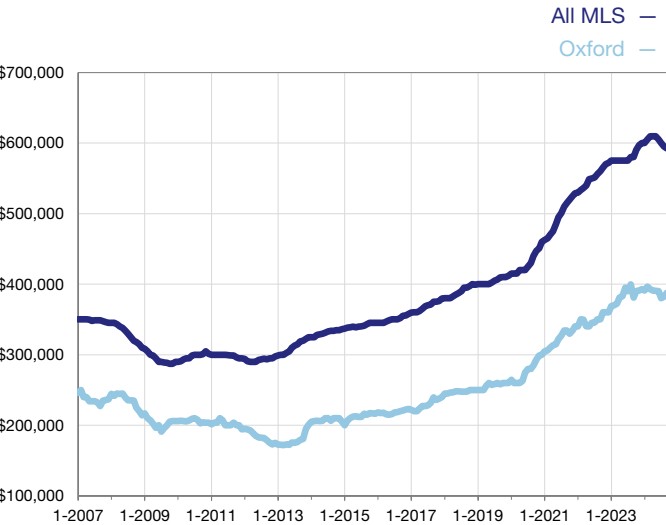
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	74	96	+ 29.7%
Closed Sales	10	13	+ 30.0%	71	88	+ 23.9%
Median Sales Price*	\$370,000	\$495,000	+ 33.8%	\$400,000	\$455,000	+ 13.8%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	29	27	- 6.9%
Percent of Original List Price Received*	104.6%	100.8%	- 3.6%	101.5%	101.9%	+ 0.4%
New Listings	8	13	+ 62.5%	84	112	+ 33.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	27	25	- 7.4%
Closed Sales	4	3	- 25.0%	24	25	+ 4.2%
Median Sales Price*	\$305,375	\$255,000	- 16.5%	\$284,500	\$270,000	- 5.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	16	11	- 31.3%	17	24	+ 41.2%
Percent of Original List Price Received*	105.1%	107.6%	+ 2.4%	104.3%	101.4%	- 2.8%
New Listings	6	4	- 33.3%	30	25	- 16.7%

\* 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

