

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	16	+ 77.8%	83	112	+ 34.9%
Closed Sales	6	12	+ 100.0%	77	100	+ 29.9%
Median Sales Price*	\$395,500	<b>\$422,500</b>	+ 6.8%	\$400,000	<b>\$442,500</b>	+ 10.6%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 15.4%	29	28	- 3.4%
Percent of Original List Price Received*	101.7%	100.9%	- 0.8%	101.6%	101.8%	+ 0.2%
New Listings	9	15	+ 66.7%	93	127	+ 36.6%

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

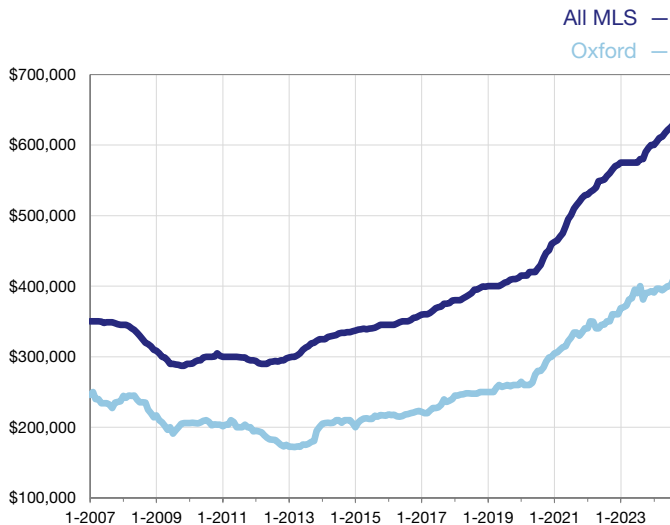
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	28	28	0.0%
Closed Sales	3	2	- 33.3%	27	27	0.0%
Median Sales Price*	\$250,000	<b>\$238,000</b>	- 4.8%	\$283,000	<b>\$260,000</b>	- 8.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	14	10	- 28.6%	16	23	+ 43.8%
Percent of Original List Price Received*	108.3%	103.9%	- 4.1%	104.7%	101.6%	- 3.0%
New Listings	2	3	+ 50.0%	32	28	- 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

