

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

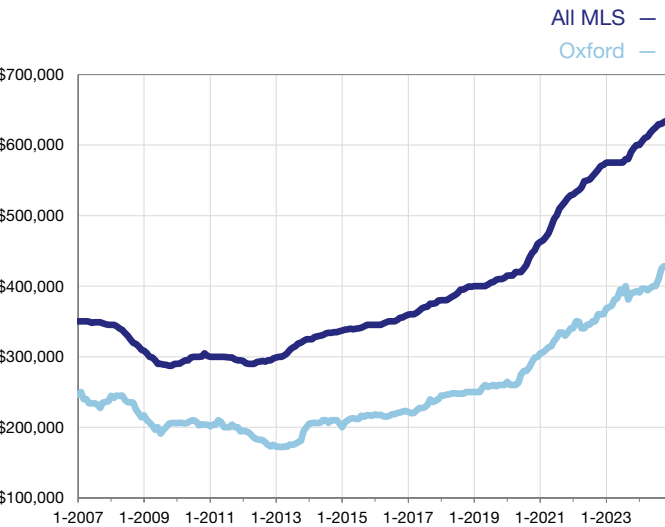
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	91	116	+ 27.5%
Closed Sales	4	9	+ 125.0%	81	111	+ 37.0%
Median Sales Price*	\$405,000	\$440,000	+ 8.6%	\$400,000	\$445,000	+ 11.3%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	28	30	+ 7.1%
Percent of Original List Price Received*	98.2%	96.9%	- 1.3%	101.4%	101.4%	0.0%
New Listings	9	9	0.0%	102	136	+ 33.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	29	31	+ 6.9%
Closed Sales	1	2	+ 100.0%	28	29	+ 3.6%
Median Sales Price*	\$290,000	\$261,750	- 9.7%	\$284,500	\$260,000	- 8.6%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	19	30	+ 57.9%	16	23	+ 43.8%
Percent of Original List Price Received*	108.4%	95.4%	- 12.0%	104.9%	101.2%	- 3.5%
New Listings	3	4	+ 33.3%	35	32	- 8.6%

\* 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

