

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

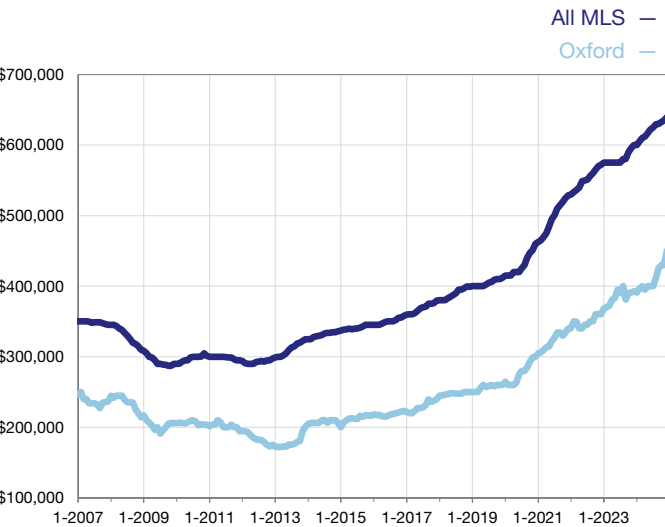
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	94	120	+ 27.7%
Closed Sales	10	13	+ 30.0%	91	124	+ 36.3%
Median Sales Price*	\$360,000	\$540,000	+ 50.0%	\$393,000	\$450,500	+ 14.6%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	15	55	+ 266.7%	27	33	+ 22.2%
Percent of Original List Price Received*	103.7%	99.0%	- 4.5%	101.6%	101.1%	- 0.5%
New Listings	4	3	- 25.0%	106	139	+ 31.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	32	32	0.0%
Closed Sales	2	4	+ 100.0%	30	33	+ 10.0%
Median Sales Price*	\$270,000	\$300,500	+ 11.3%	\$284,500	\$270,000	- 5.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	20	15	- 25.0%	17	22	+ 29.4%
Percent of Original List Price Received*	104.0%	105.0%	+ 1.0%	104.8%	101.6%	- 3.1%
New Listings	3	0	- 100.0%	38	32	- 15.8%

* 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

