

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oxford

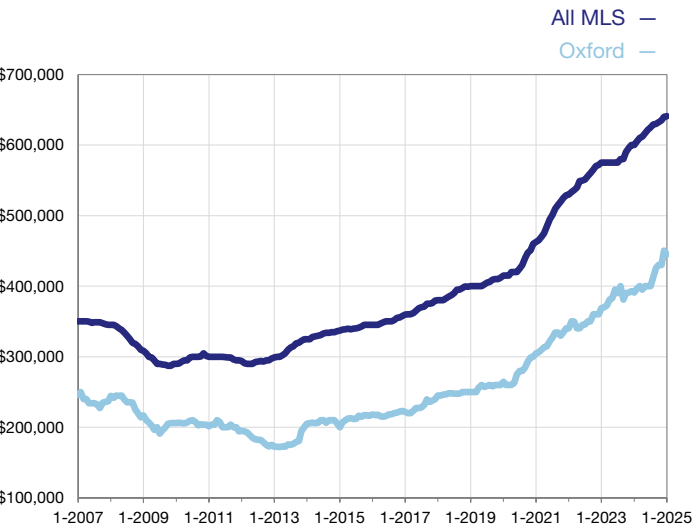
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$350,000	\$367,500	+ 5.0%	\$350,000	\$367,500	+ 5.0%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	24	32	+ 33.3%	24	32	+ 33.3%
Percent of Original List Price Received*	90.3%	96.8%	+ 7.2%	90.3%	96.8%	+ 7.2%
New Listings	8	4	- 50.0%	8	4	- 50.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*	\$297,500	\$365,000	+ 22.7%	\$297,500	\$365,000	+ 22.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	31	63	+ 103.2%	31	63	+ 103.2%
Percent of Original List Price Received*	97.3%	91.3%	- 6.2%	97.3%	91.3%	- 6.2%
New Listings	2	0	- 100.0%	2	0	- 100.0%

\* 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

