

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

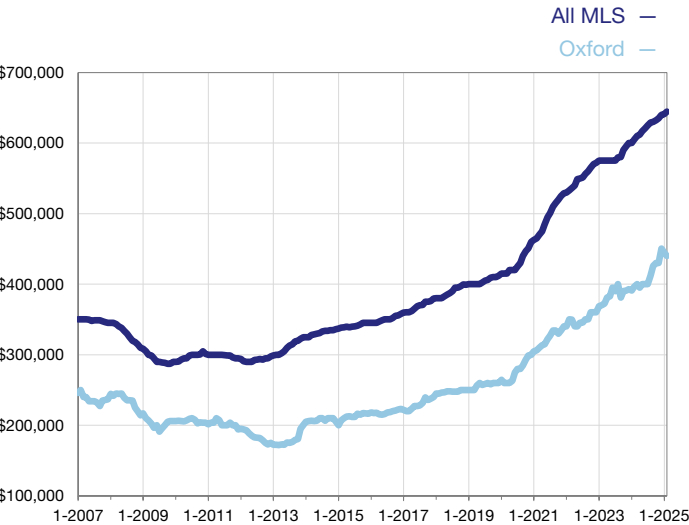
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	13	16	+ 23.1%
Closed Sales	3	5	+ 66.7%	6	9	+ 50.0%
Median Sales Price*	\$495,000	\$425,000	- 14.1%	\$422,500	\$425,000	+ 0.6%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	41	93	+ 126.8%	32	66	+ 106.3%
Percent of Original List Price Received*	97.9%	92.3%	- 5.7%	94.1%	94.3%	+ 0.2%
New Listings	10	9	- 10.0%	18	13	- 27.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	7	1	- 85.7%
Closed Sales	1	1	0.0%	5	2	- 60.0%
Median Sales Price*	\$320,000	\$319,000	- 0.3%	\$305,000	\$342,000	+ 12.1%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	16	47	+ 193.8%	28	55	+ 96.4%
Percent of Original List Price Received*	98.5%	96.7%	- 1.8%	97.5%	94.0%	- 3.6%
New Listings	4	3	- 25.0%	6	3	- 50.0%

* 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

