

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	10	+ 233.3%	118	118	0.0%
Closed Sales	13	9	- 30.8%	124	107	- 13.7%
Median Sales Price*	\$540,000	\$409,000	- 24.3%	\$450,500	\$440,000	- 2.3%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	55	46	- 16.4%	33	32	- 3.0%
Percent of Original List Price Received*	99.0%	102.6%	+ 3.6%	101.1%	100.1%	- 1.0%
New Listings	3	5	+ 66.7%	139	129	- 7.2%

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

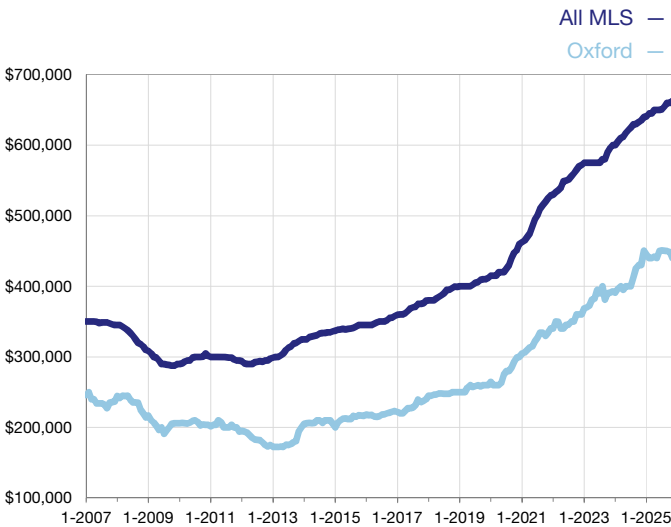
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	2	0.0%	31	42	+ 35.5%
Closed Sales	4	5	+ 25.0%	33	42	+ 27.3%
Median Sales Price*	\$300,500	\$330,000	+ 9.8%	\$270,000	\$318,000	+ 17.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	15	42	+ 180.0%	22	32	+ 45.5%
Percent of Original List Price Received*	105.0%	96.2%	- 8.4%	101.6%	99.3%	- 2.3%
New Listings	0	1	--	32	45	+ 40.6%

* 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

