

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	2	- 60.0%	11	9	- 18.2%
Closed Sales	5	5	0.0%	9	15	+ 66.7%
Median Sales Price*	\$425,000	\$440,000	+ 3.5%	\$425,000	\$450,000	+ 5.9%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	93	34	- 63.4%	66	56	- 15.2%
Percent of Original List Price Received*	92.3%	102.3%	+ 10.8%	94.3%	99.9%	+ 5.9%
New Listings	7	5	- 28.6%	11	11	0.0%

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

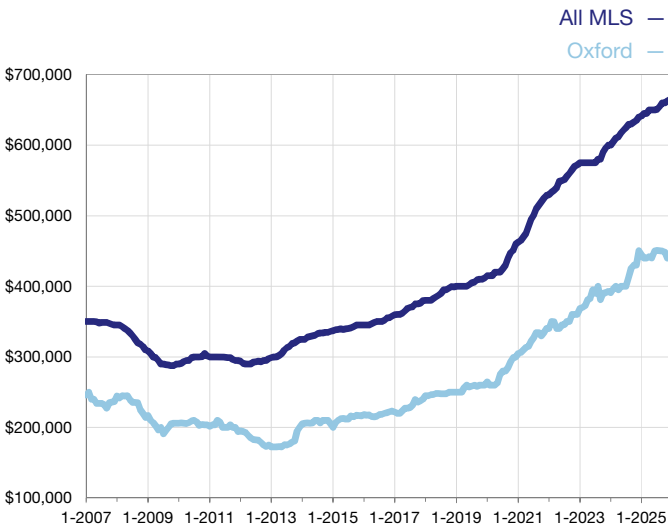
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	5	--	1	8	+ 700.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$319,000	\$235,000	- 26.3%	\$342,000	\$217,500	- 36.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	47	39	- 17.0%	55	30	- 45.5%
Percent of Original List Price Received*	96.7%	102.2%	+ 5.7%	94.0%	101.1%	+ 7.6%
New Listings	3	6	+ 100.0%	3	9	+ 200.0%

* 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

