

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	12	- 20.0%	34	26	- 23.5%
Closed Sales	10	5	- 50.0%	20	23	+ 15.0%
Median Sales Price*	\$448,500	\$465,000	+ 3.7%	\$427,500	\$450,000	+ 5.3%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	28	46	+ 64.3%	47	50	+ 6.4%
Percent of Original List Price Received*	101.5%	100.8%	- 0.7%	98.0%	99.6%	+ 1.6%
New Listings	24	15	- 37.5%	48	37	- 22.9%

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

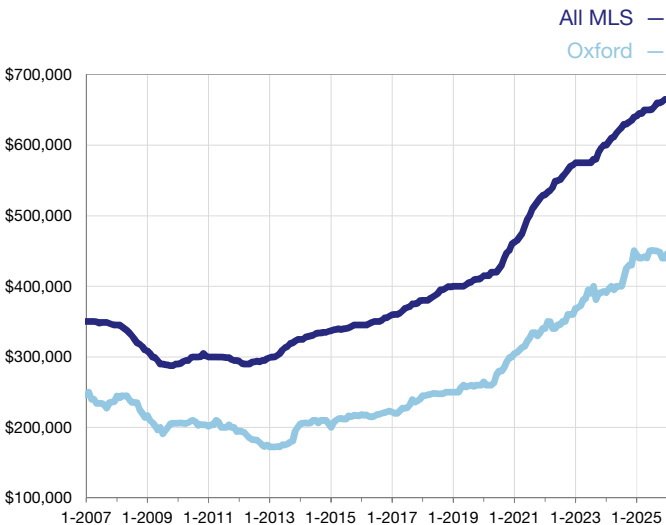
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	9	14	+ 55.6%
Closed Sales	4	5	+ 25.0%	6	11	+ 83.3%
Median Sales Price*	\$324,950	\$270,000	- 16.9%	\$334,450	\$269,900	- 19.3%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 21.1%	31	21	- 32.3%
Percent of Original List Price Received*	98.0%	97.2%	- 0.8%	96.6%	99.2%	+ 2.7%
New Listings	3	5	+ 66.7%	11	18	+ 63.6%

* 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

