

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

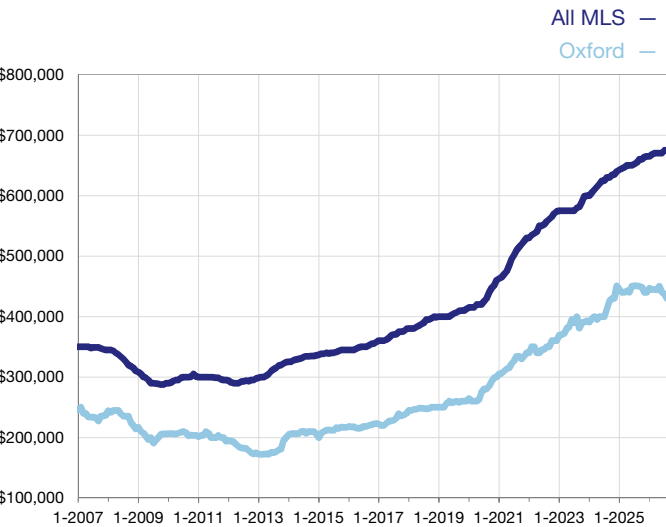
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	13	- 7.1%	81	69	- 14.8%
Closed Sales	4	12	+ 200.0%	64	66	+ 3.1%
Median Sales Price*	\$540,000	\$427,450	- 20.8%	\$449,950	\$447,500	- 0.5%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	43	29	- 32.6%	33	40	+ 21.2%
Percent of Original List Price Received*	102.8%	97.7%	- 5.0%	100.1%	99.3%	- 0.8%
New Listings	14	13	- 7.1%	97	94	- 3.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	32	25	- 21.9%
Closed Sales	5	4	- 20.0%	25	23	- 8.0%
Median Sales Price*	\$275,444	\$300,650	+ 9.2%	\$300,000	\$307,500	+ 2.5%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	33	27	- 18.2%
Percent of Original List Price Received*	100.2%	98.3%	- 1.9%	99.3%	98.1%	- 1.2%
New Listings	3	3	0.0%	37	31	- 16.2%

* 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

