

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oxford

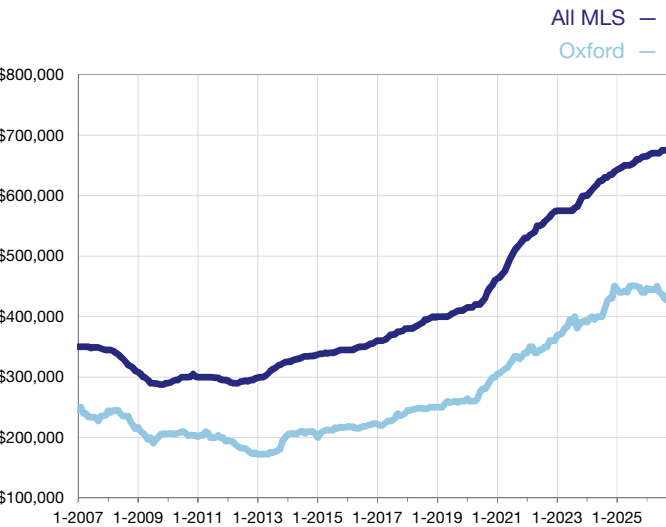
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	13	+ 44.4%	90	81	- 10.0%
Closed Sales	13	9	- 30.8%	77	75	- 2.6%
Median Sales Price*	\$490,000	\$440,000	- 10.2%	\$450,000	\$442,900	- 1.6%
Inventory of Homes for Sale	17	24	+ 41.2%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	34	36	+ 5.9%	33	39	+ 18.2%
Percent of Original List Price Received*	99.0%	99.0%	0.0%	99.9%	99.3%	- 0.6%
New Listings	8	16	+ 100.0%	105	109	+ 3.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	36	28	- 22.2%
Closed Sales	6	2	- 66.7%	31	25	- 19.4%
Median Sales Price*	\$295,000	\$347,000	+ 17.6%	\$300,000	\$330,000	+ 10.0%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	1.0	3.5	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	31	27	- 12.9%
Percent of Original List Price Received*	98.8%	98.0%	- 0.8%	99.2%	98.1%	- 1.1%
New Listings	1	5	+ 400.0%	38	38	0.0%

* 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

