Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Oxford

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**14**	+ 180.0%	95	**91**	- 4.2%
Closed Sales	13	**11**	- 15.4%	90	**86**	- 4.4%
Median Sales Price*	$402,600	**$416,000**	+ 3.3%	$445,500	**$441,450**	- 0.9%
Inventory of Homes for Sale	20	**29**	+ 45.0%	--	--	--
Months Supply of Inventory	2.3	**3.1**	+ 34.8%	--	--	--
Cumulative Days on Market Until Sale	25	**30**	+ 20.0%	32	**38**	+ 18.8%
Percent of Original List Price Received*	99.1%	**96.2%**	- 2.9%	99.8%	**98.9%**	- 0.9%
New Listings	9	**19**	+ 111.1%	114	**125**	+ 9.6%

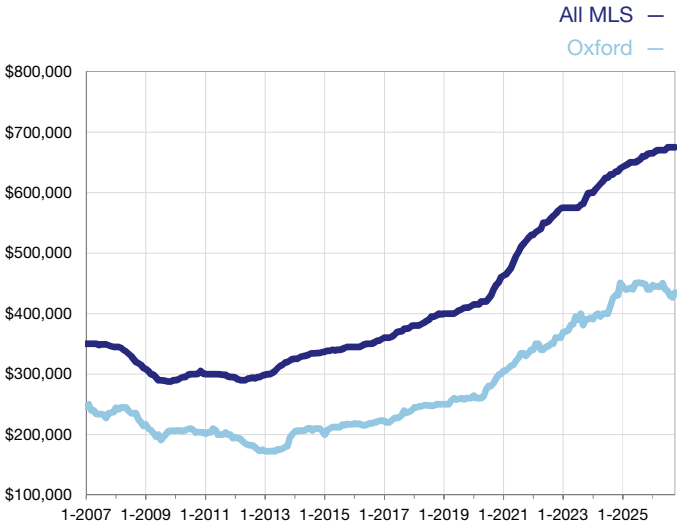
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

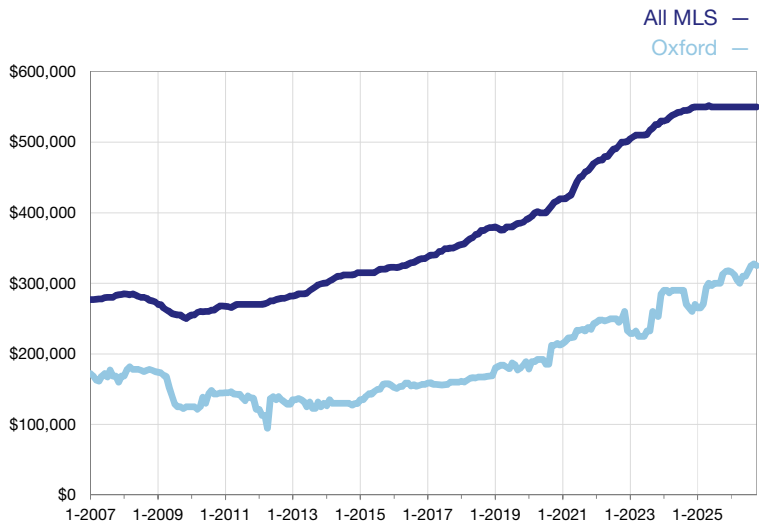
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**5**	+ 66.7%	39	**32**	- 17.9%
Closed Sales	5	**2**	- 60.0%	36	**27**	- 25.0%
Median Sales Price*	$324,900	**$270,750**	- 16.7%	$316,000	**$316,500**	+ 0.2%
Inventory of Homes for Sale	4	**6**	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	**2.1**	+ 110.0%	--	--	--
Cumulative Days on Market Until Sale	26	**77**	+ 196.2%	30	**30**	0.0%
Percent of Original List Price Received*	103.5%	**94.6%**	- 8.6%	99.8%	**97.9%**	- 1.9%
New Listings	4	**0**	- 100.0%	42	**40**	- 4.8%

* 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



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