

Residential Real Estate Report for Oxford County April 2024



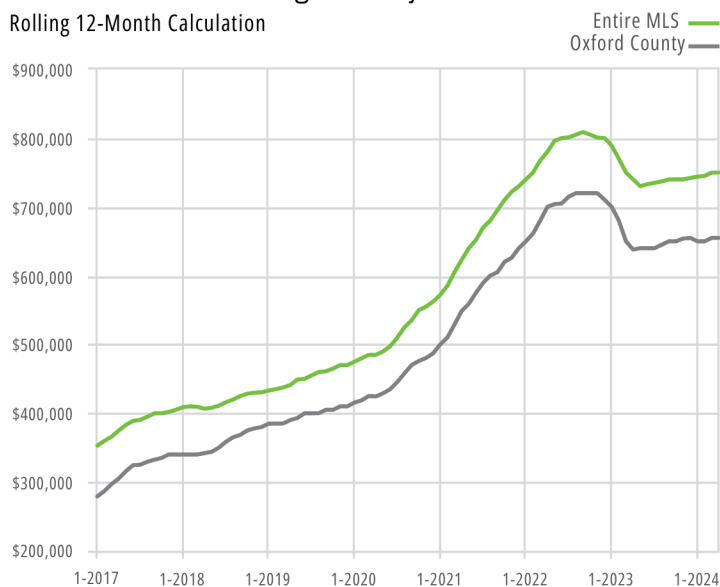
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	202	227	+ 12.4%	688	712	+ 3.5%
Sales	146	133	- 8.9%	424	419	- 1.2%
Days on Market Until Sale	36	32	- 11.1%	39	40	+ 2.6%
Median Sales Price*	\$663,500	\$670,000	+ 1.0%	\$649,950	\$649,999	+ 0.0%
Average Sales Price*	\$692,616	\$701,793	+ 1.3%	\$668,815	\$694,364	+ 3.8%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	275	339	+ 23.3%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--

Townhouse/Condo	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	65	65	0.0%	211	219	+ 3.8%
Sales	53	33	- 37.7%	129	126	- 2.3%
Days on Market Until Sale	34	32	- 5.9%	41	38	- 7.3%
Median Sales Price*	\$585,000	\$545,000	- 6.8%	\$535,000	\$523,950	- 2.1%
Average Sales Price*	\$569,572	\$550,290	- 3.4%	\$558,103	\$525,552	- 5.8%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	94	113	+ 20.2%	--	--	--
Months Supply of Inventory	3.2	3.7	+ 15.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

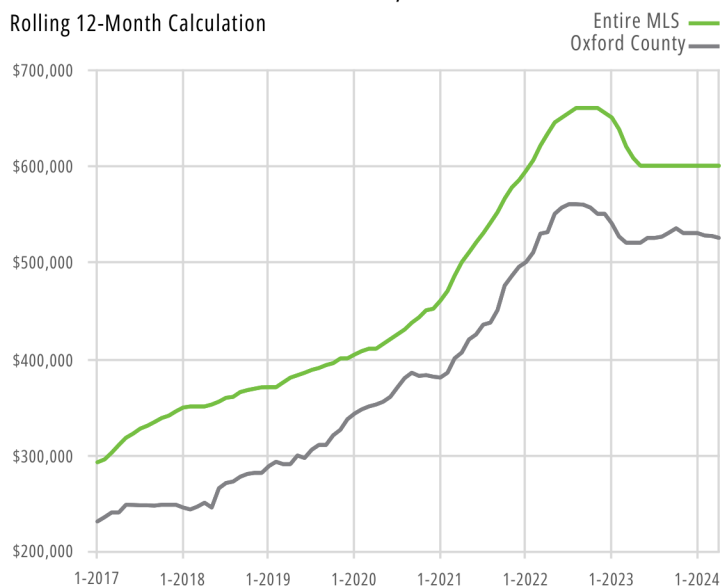
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.