

# Local Market Update – August 2023

A Research Tool Provided by ITSO.



## Oxford County

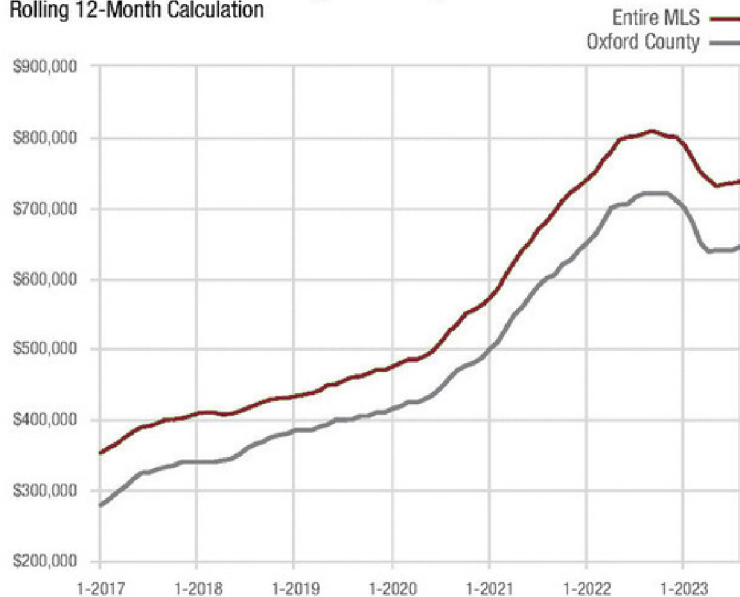
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
<b>Key Metrics</b>						
New Listings	202	198	- 2.0%	1,739	1,552	- 10.8%
Sales	98	106	+ 8.2%	968	903	- 6.7%
Days on Market Until Sale	31	39	+ 25.8%	15	33	+ 120.0%
Median Sales Price*	\$622,500	\$660,750	+ 6.1%	\$750,000	\$659,900	- 12.0%
Average Sales Price*	\$646,794	\$712,129	+ 10.1%	\$790,602	\$698,257	- 11.7%
Percent of List Price Received*	97.1%	98.2%	+ 1.1%	109.0%	98.9%	- 9.3%
Inventory of Homes for Sale	344	347	+ 0.9%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
<b>Key Metrics</b>						
New Listings	45	59	+ 31.1%	516	469	- 9.1%
Sales	24	34	+ 41.7%	298	287	- 3.7%
Days on Market Until Sale	45	40	- 11.1%	15	37	+ 146.7%
Median Sales Price*	\$492,450	\$516,200	+ 4.8%	\$561,000	\$537,870	- 4.1%
Average Sales Price*	\$466,875	\$541,350	+ 16.0%	\$587,983	\$557,034	- 5.3%
Percent of List Price Received*	97.5%	100.1%	+ 2.7%	111.3%	99.6%	- 10.5%
Inventory of Homes for Sale	91	101	+ 11.0%	—	—	—
Months Supply of Inventory	2.7	3.3	+ 22.2%	—	—	—

\* 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.

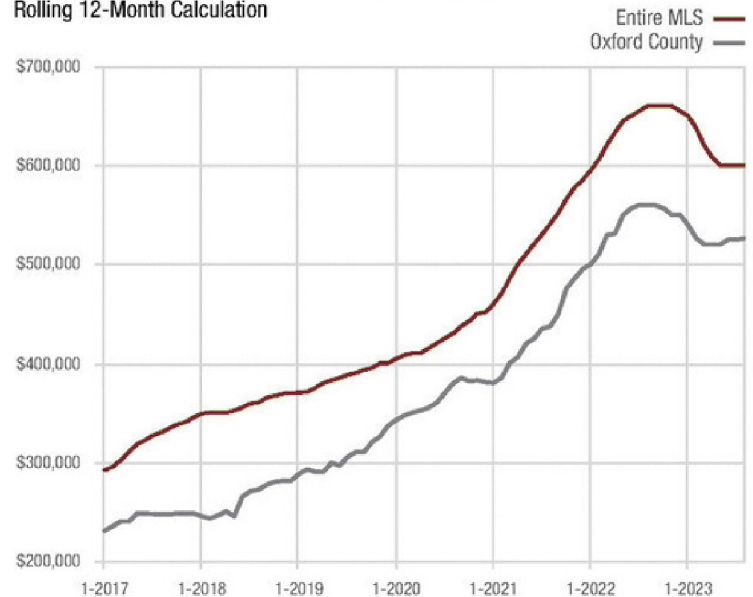
### Median Sales Price - Single-Family

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.