

Oxford

New Haven County

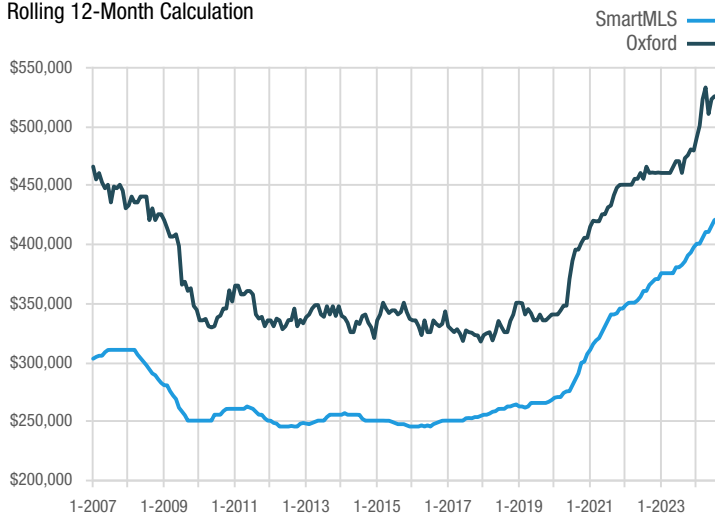
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	11	10	- 9.1%	92	91	- 1.1%
Pending Sales	15	9	- 40.0%	74	75	+ 1.4%
Closed Sales	13	12	- 7.7%	66	71	+ 7.6%
Days on Market Until Sale	24	20	- 16.7%	47	38	- 19.1%
Median Sales Price*	\$470,000	\$506,000	+ 7.7%	\$470,000	\$525,000	+ 11.7%
Average Sales Price*	\$499,269	\$555,300	+ 11.2%	\$521,902	\$535,092	+ 2.5%
Percent of List Price Received*	103.3%	101.4%	- 1.8%	100.7%	102.2%	+ 1.5%
Inventory of Homes for Sale	22	27	+ 22.7%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	3	4	+ 33.3%	36	20	- 44.4%
Pending Sales	2	3	+ 50.0%	24	20	- 16.7%
Closed Sales	2	1	- 50.0%	25	17	- 32.0%
Days on Market Until Sale	34	11	- 67.6%	43	51	+ 18.6%
Median Sales Price*	\$545,000	\$535,000	- 1.8%	\$559,929	\$600,000	+ 7.2%
Average Sales Price*	\$545,000	\$535,000	- 1.8%	\$553,748	\$572,265	+ 3.3%
Percent of List Price Received*	99.4%	101.9%	+ 2.5%	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

* 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.

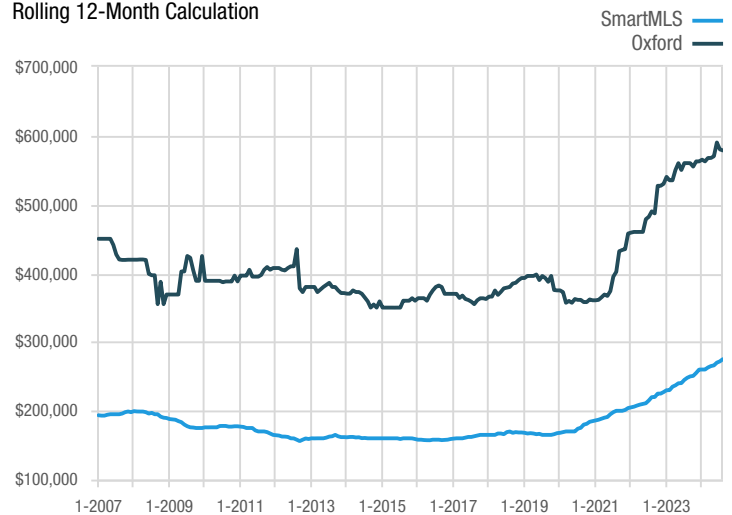
Median Sales Price - Single Family

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.