

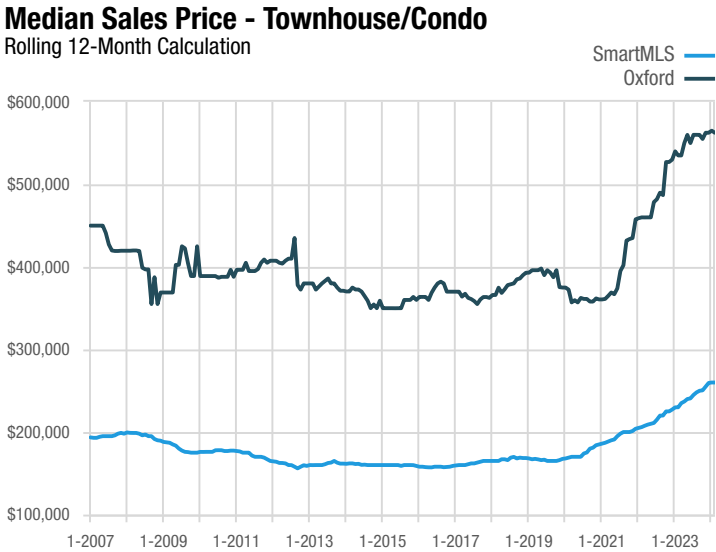
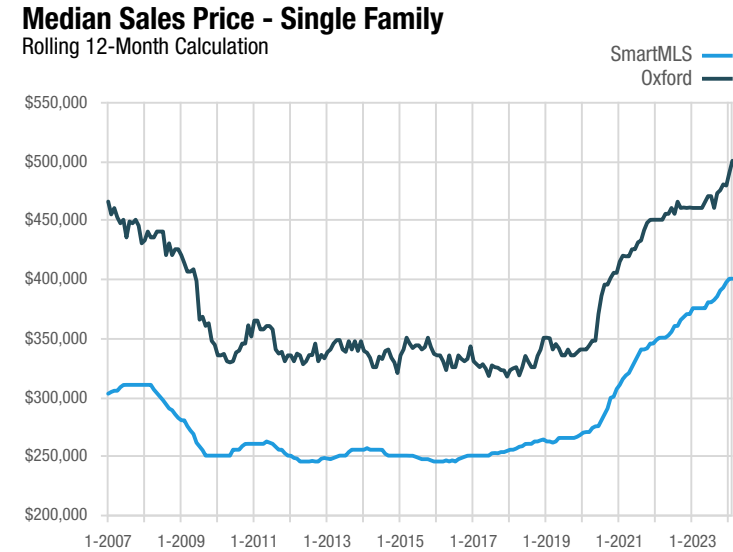
Oxford

New Haven County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	4	6	+ 50.0%	9	9	0.0%
Pending Sales	5	6	+ 20.0%	11	11	0.0%
Closed Sales	5	3	- 40.0%	10	10	0.0%
Days on Market Until Sale	87	96	+ 10.3%	63	45	- 28.6%
Median Sales Price*	\$435,000	\$520,000	+ 19.5%	\$447,500	\$530,000	+ 18.4%
Average Sales Price*	\$437,542	\$446,667	+ 2.1%	\$431,371	\$504,600	+ 17.0%
Percent of List Price Received*	98.3%	100.9%	+ 2.6%	96.1%	99.5%	+ 3.5%
Inventory of Homes for Sale	20	19	- 5.0%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	7	1	- 85.7%	10	3	- 70.0%
Pending Sales	2	2	0.0%	2	5	+ 150.0%
Closed Sales	1	2	+ 100.0%	4	4	0.0%
Days on Market Until Sale	53	69	+ 30.2%	31	62	+ 100.0%
Median Sales Price*	\$385,000	\$512,500	+ 33.1%	\$511,488	\$562,500	+ 10.0%
Average Sales Price*	\$385,000	\$512,500	+ 33.1%	\$504,494	\$559,850	+ 11.0%
Percent of List Price Received*	96.3%	97.7%	+ 1.5%	100.6%	97.8%	- 2.8%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	3.8	1.8	- 52.6%	—	—	—

* 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.



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.