

Oxford

New Haven County

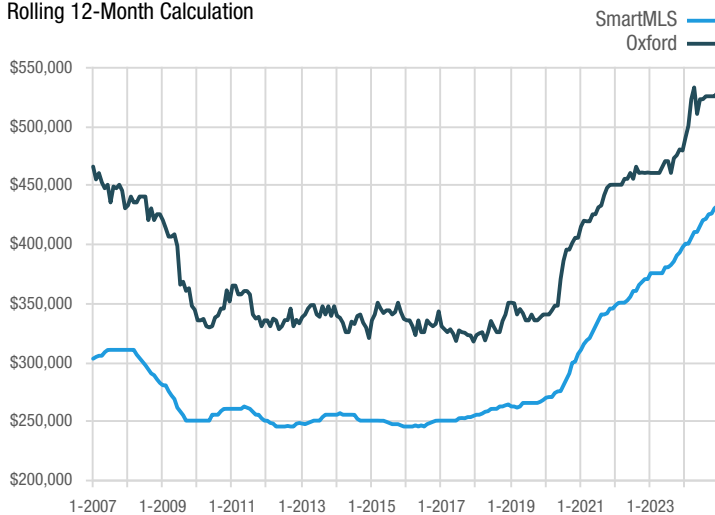
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 2 | 7 | + 250.0% | 131 | 111 | - 15.3% |
| Pending Sales | 9 | 8 | - 11.1% | 100 | 100 | 0.0% |
| Closed Sales | 10 | 10 | 0.0% | 99 | 97 | - 2.0% |
| Days on Market Until Sale | 32 | 46 | + 43.8% | 43 | 37 | - 14.0% |
| Median Sales Price* | \$390,000 | \$465,000 | + 19.2% | \$479,000 | \$528,000 | + 10.2% |
| Average Sales Price* | \$443,190 | \$512,740 | + 15.7% | \$526,595 | \$542,037 | + 2.9% |
| Percent of List Price Received* | 97.3% | 100.6% | + 3.4% | 100.2% | 102.4% | + 2.2% |
| Inventory of Homes for Sale | 23 | 12 | - 47.8% | — | — | — |
| Months Supply of Inventory | 2.8 | 1.4 | - 50.0% | — | — | — |

| Townhouse/Condo | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 3 | 2 | - 33.3% | 44 | 26 | - 40.9% |
| Pending Sales | 1 | 0 | - 100.0% | 31 | 27 | - 12.9% |
| Closed Sales | 2 | 4 | + 100.0% | 34 | 28 | - 17.6% |
| Days on Market Until Sale | 119 | 10 | - 91.6% | 46 | 38 | - 17.4% |
| Median Sales Price* | \$578,500 | \$665,400 | + 15.0% | \$562,500 | \$607,700 | + 8.0% |
| Average Sales Price* | \$578,500 | \$656,450 | + 13.5% | \$556,365 | \$601,850 | + 8.2% |
| Percent of List Price Received* | 99.4% | 102.1% | + 2.7% | 99.8% | 100.6% | + 0.8% |
| Inventory of Homes for Sale | 9 | 1 | - 88.9% | — | — | — |
| Months Supply of Inventory | 3.2 | 0.4 | - 87.5% | — | — | — |

* 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.

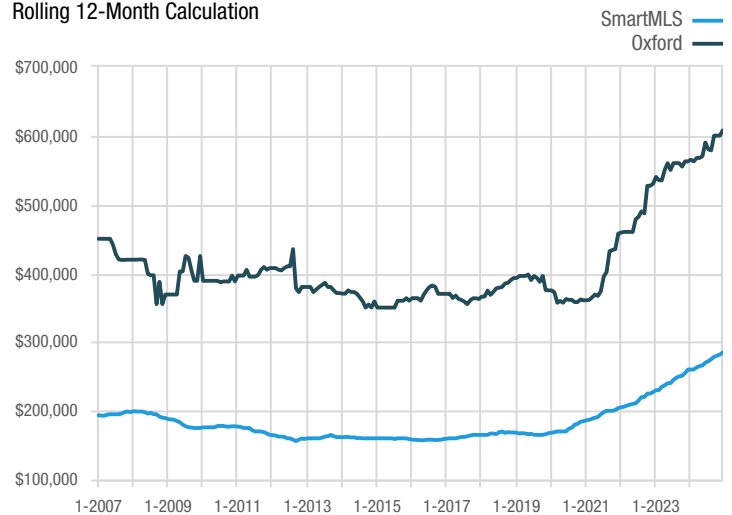
Median Sales Price - Single Family

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.