

Oxford

New Haven County

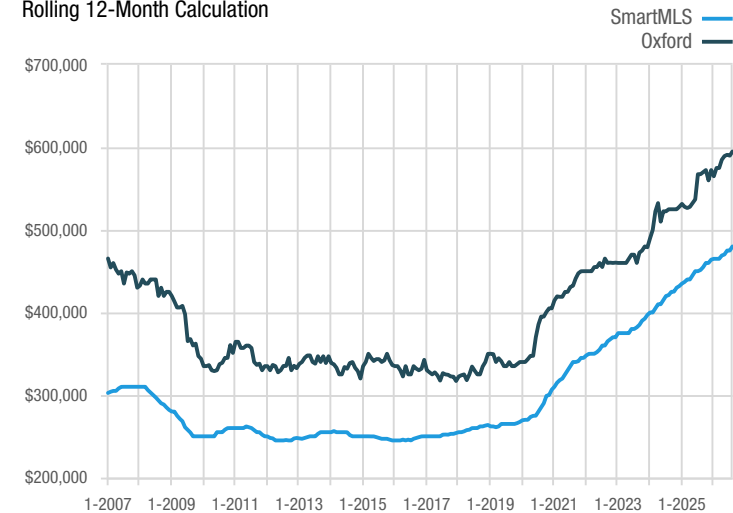
Single Family	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	8	17	+ 112.5%	89	104	+ 16.9%
Pending Sales	13	13	0.0%	65	71	+ 9.2%
Closed Sales	10	9	- 10.0%	62	65	+ 4.8%
Days on Market Until Sale	15	27	+ 80.0%	28	32	+ 14.3%
Median Sales Price*	\$536,000	\$700,000	+ 30.6%	\$572,500	\$630,000	+ 10.0%
Average Sales Price*	\$592,200	\$666,667	+ 12.6%	\$578,397	\$676,931	+ 17.0%
Percent of List Price Received*	102.5%	98.2%	- 4.2%	102.7%	100.4%	- 2.2%
Inventory of Homes for Sale	21	38	+ 81.0%	—	—	—
Months Supply of Inventory	2.7	4.6	+ 70.4%	—	—	—

Townhouse/Condo	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	3	6	+ 100.0%	40	47	+ 17.5%
Pending Sales	2	5	+ 150.0%	22	43	+ 95.5%
Closed Sales	3	5	+ 66.7%	19	40	+ 110.5%
Days on Market Until Sale	66	62	- 6.1%	31	58	+ 87.1%
Median Sales Price*	\$550,000	\$723,255	+ 31.5%	\$599,900	\$645,000	+ 7.5%
Average Sales Price*	\$571,333	\$750,592	+ 31.4%	\$611,284	\$659,035	+ 7.8%
Percent of List Price Received*	99.1%	107.2%	+ 8.2%	99.7%	101.8%	+ 2.1%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	4.9	2.1	- 57.1%	—	—	—

* 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.

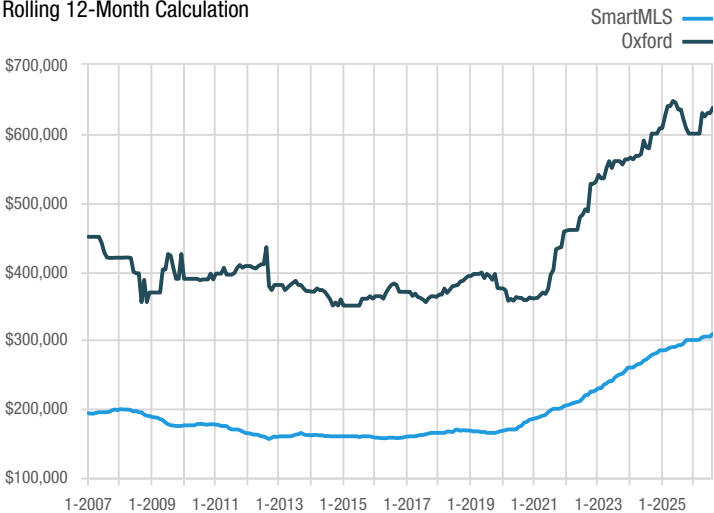
Median Sales Price - Single Family

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.