

Oxford

New Haven County

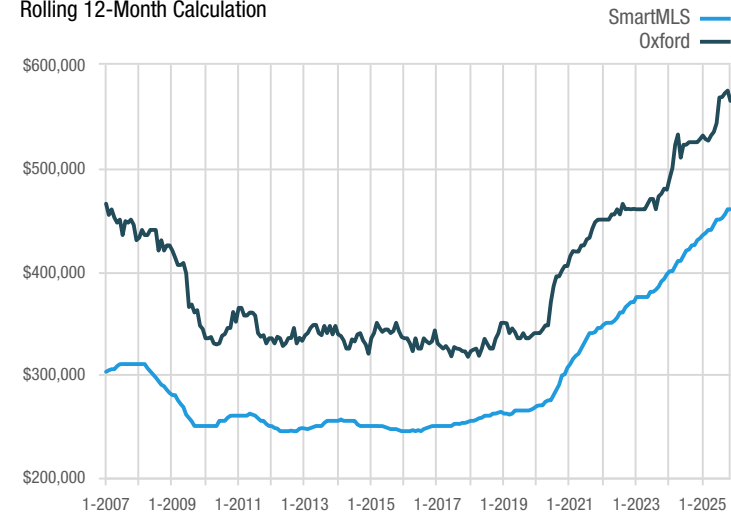
Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	4	12	+ 200.0%	104	125	+ 20.2%
Pending Sales	5	9	+ 80.0%	92	88	- 4.3%
Closed Sales	6	9	+ 50.0%	87	88	+ 1.1%
Days on Market Until Sale	31	59	+ 90.3%	36	29	- 19.4%
Median Sales Price*	\$593,750	\$530,000	- 10.7%	\$535,000	\$572,500	+ 7.0%
Average Sales Price*	\$564,850	\$500,878	- 11.3%	\$545,405	\$567,259	+ 4.0%
Percent of List Price Received*	105.3%	97.5%	- 7.4%	102.7%	102.0%	- 0.7%
Inventory of Homes for Sale	18	27	+ 50.0%	—	—	—
Months Supply of Inventory	2.1	3.4	+ 61.9%	—	—	—

Townhouse/Condo	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	1	—	24	53	+ 120.8%
Pending Sales	1	2	+ 100.0%	27	33	+ 22.2%
Closed Sales	4	1	- 75.0%	24	24	0.0%
Days on Market Until Sale	32	27	- 15.6%	43	32	- 25.6%
Median Sales Price*	\$620,000	\$710,000	+ 14.5%	\$600,500	\$597,450	- 0.5%
Average Sales Price*	\$610,000	\$710,000	+ 16.4%	\$592,750	\$611,017	+ 3.1%
Percent of List Price Received*	100.1%	97.3%	- 2.8%	100.4%	99.7%	- 0.7%
Inventory of Homes for Sale	1	15	+ 1,400.0%	—	—	—
Months Supply of Inventory	0.4	5.0	+ 1,150.0%	—	—	—

* 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.

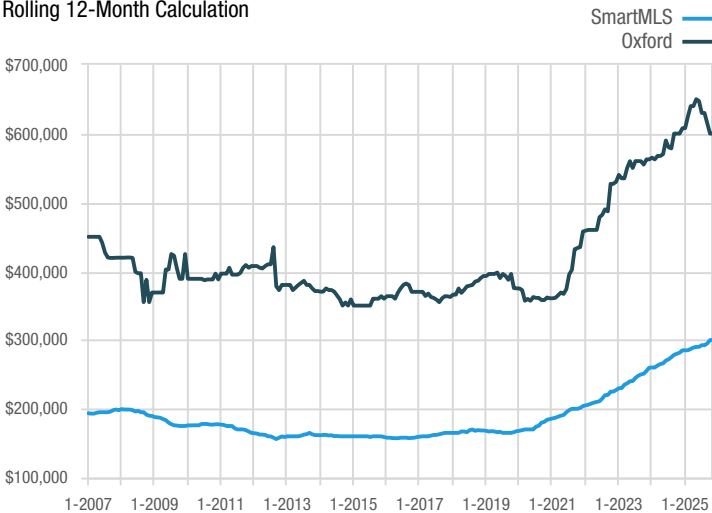
Median Sales Price - Single Family

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.