Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Orange

Single-Family Properties

	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	11	**14**	+ 27.3%	76	**82**	+ 7.9%
Closed Sales	9	**5**	- 44.4%	75	**73**	- 2.7%
Median Sales Price*	$154,000	**$203,000**	+ 31.8%	$167,900	**$179,900**	+ 7.1%
Inventory of Homes for Sale	19	**21**	+ 10.5%	--	--	--
Months Supply of Inventory	2.4	**2.7**	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	63	**46**	- 27.0%	66	**57**	- 13.6%
Percent of Original List Price Received*	96.6%	**85.2%**	- 11.8%	97.3%	**94.6%**	- 2.8%
New Listings	9	**13**	+ 44.4%	99	**99**	0.0%

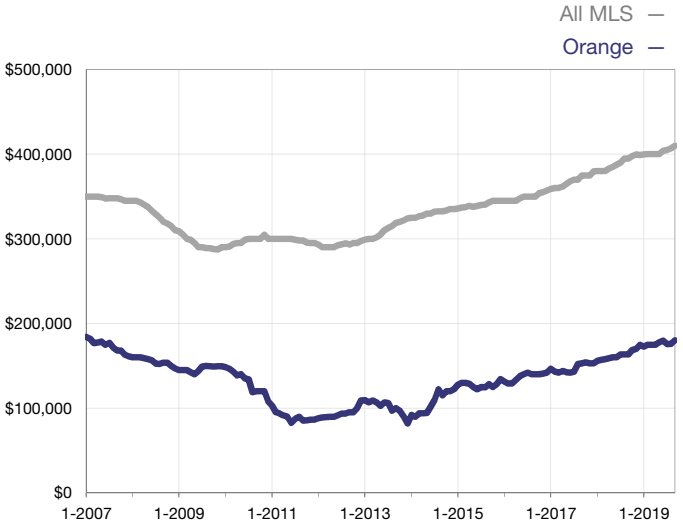
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

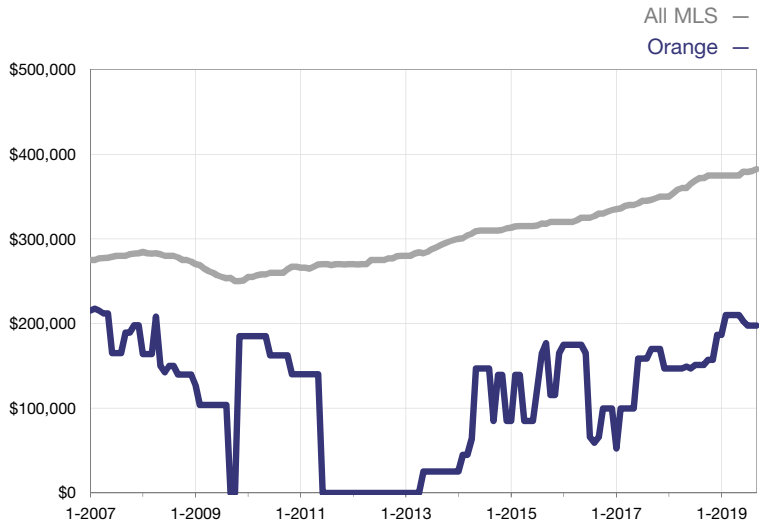
	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	0	**0**	--	4	**3**	- 25.0%
Closed Sales	0	**0**	--	3	**3**	0.0%
Median Sales Price*	$0	**$0**	--	$163,000	**$194,900**	+ 19.6%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	46	**62**	+ 34.8%
Percent of Original List Price Received*	0.0%	**0.0%**	--	97.9%	**97.7%**	- 0.2%
New Listings	0	**0**	--	3	**3**	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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