

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	11	- 38.9%	77	73	- 5.2%
Closed Sales	5	9	+ 80.0%	59	58	- 1.7%
Median Sales Price*	\$191,000	\$223,500	+ 17.0%	\$185,000	\$236,500	+ 27.8%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	13	32	+ 146.2%	56	25	- 55.4%
Percent of Original List Price Received*	100.5%	100.7%	+ 0.2%	96.6%	101.9%	+ 5.5%
New Listings	19	8	- 57.9%	87	87	0.0%

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

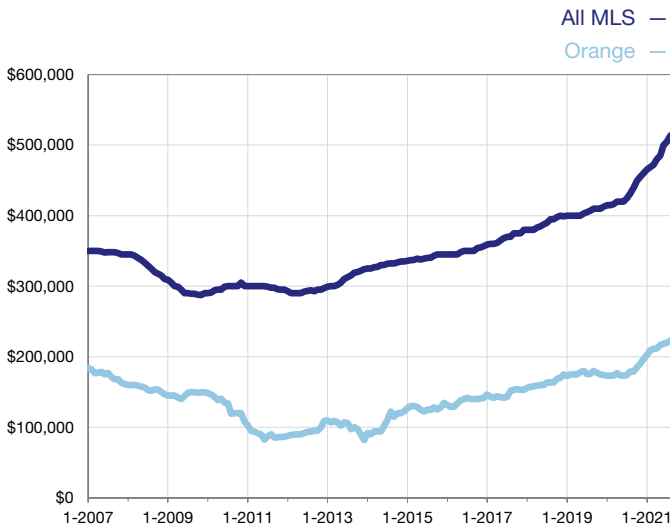
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	2	0	- 100.0%	2	3	+ 50.0%
Median Sales Price*	\$181,500	\$0	- 100.0%	\$181,500	\$146,000	- 19.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	11	12	+ 9.1%
Percent of Original List Price Received*	100.9%	0.0%	- 100.0%	100.9%	108.4%	+ 7.4%
New Listings	0	1	--	3	4	+ 33.3%

* 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

