

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	2	- 81.8%	101	66	- 34.7%
Closed Sales	11	9	- 18.2%	90	71	- 21.1%
Median Sales Price*	\$1,002,000	\$998,000	- 0.4%	\$963,000	\$1,150,000	+ 19.4%
Inventory of Homes for Sale	38	28	- 26.3%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 21.9%	69	67	- 2.9%
Percent of Original List Price Received*	97.5%	99.1%	+ 1.6%	100.2%	98.9%	- 1.3%
New Listings	15	6	- 60.0%	125	84	- 32.8%

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

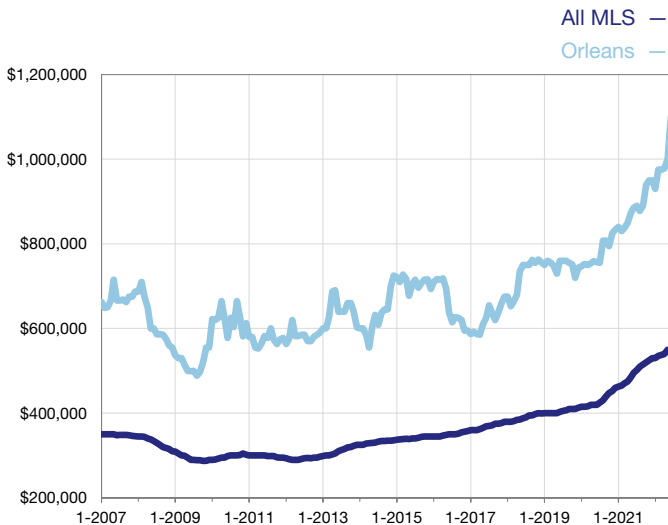
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	29	23	- 20.7%
Closed Sales	4	3	- 25.0%	26	23	- 11.5%
Median Sales Price*	\$423,500	\$451,500	+ 6.6%	\$339,000	\$408,000	+ 20.4%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	48	62	+ 29.2%	59	49	- 16.9%
Percent of Original List Price Received*	100.9%	86.0%	- 14.8%	97.9%	98.9%	+ 1.0%
New Listings	4	2	- 50.0%	29	22	- 24.1%

* 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

