

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	82	74	- 9.8%
Closed Sales	7	3	- 57.1%	76	75	- 1.3%
Median Sales Price*	\$225,000	\$269,900	+ 20.0%	\$235,500	\$275,000	+ 16.8%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	21	37	+ 76.2%	25	47	+ 88.0%
Percent of Original List Price Received*	101.8%	96.1%	- 5.6%	102.0%	99.5%	- 2.5%
New Listings	7	6	- 14.3%	108	103	- 4.6%

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

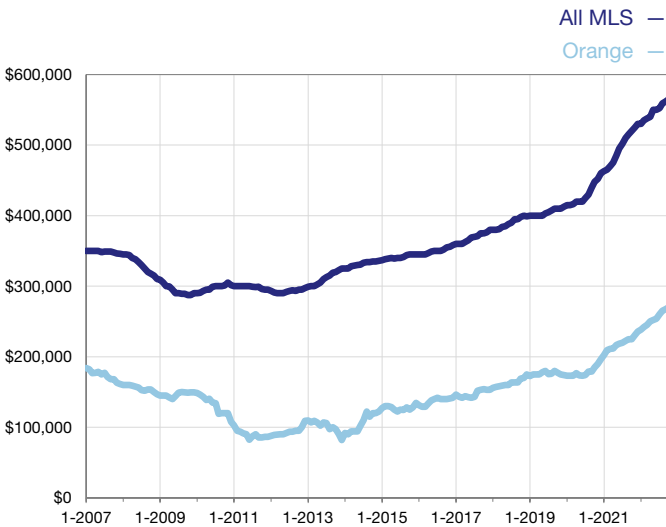
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	4	5	+ 25.0%
Closed Sales	1	0	- 100.0%	4	5	+ 25.0%
Median Sales Price*	\$250,000	\$0	- 100.0%	\$168,000	\$220,000	+ 31.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	11	48	+ 336.4%
Percent of Original List Price Received*	108.7%	0.0%	- 100.0%	108.5%	103.7%	- 4.4%
New Listings	1	0	- 100.0%	5	6	+ 20.0%

* 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

