

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	3	- 57.1%	137	99	- 27.7%
Closed Sales	13	10	- 23.1%	137	103	- 24.8%
Median Sales Price*	\$718,000	\$700,000	- 2.5%	\$950,000	\$1,110,000	+ 16.8%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	55	60	+ 9.1%	59	62	+ 5.1%
Percent of Original List Price Received*	97.3%	89.5%	- 8.0%	100.0%	96.9%	- 3.1%
New Listings	5	3	- 40.0%	165	117	- 29.1%

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

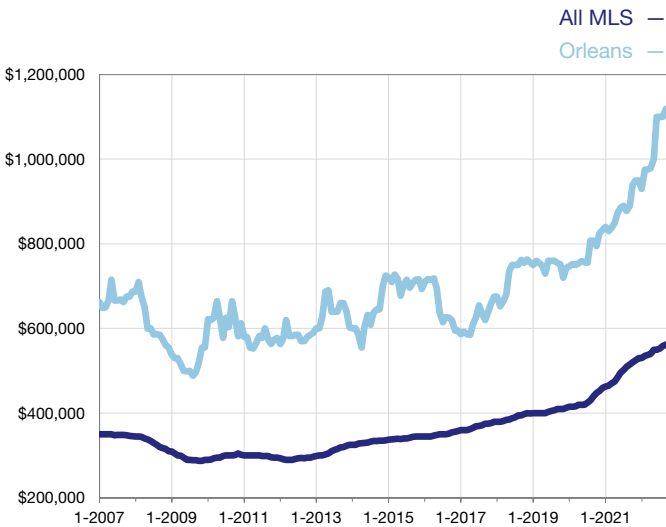
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	44	28	- 36.4%
Closed Sales	5	0	- 100.0%	43	30	- 30.2%
Median Sales Price*	\$325,000	\$0	- 100.0%	\$350,900	\$394,500	+ 12.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	59	0	- 100.0%	50	55	+ 10.0%
Percent of Original List Price Received*	97.7%	0.0%	- 100.0%	98.0%	97.1%	- 0.9%
New Listings	1	2	+ 100.0%	45	28	- 37.8%

* 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

