

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	9	4	- 55.6%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$650,000	<b>\$1,275,000</b>	+ 96.2%	\$650,000	<b>\$1,275,000</b>	+ 96.2%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	2.1	<b>2.2</b>	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	31	<b>30</b>	- 3.2%	31	<b>30</b>	- 3.2%
Percent of Original List Price Received*	96.6%	<b>93.5%</b>	- 3.2%	96.6%	<b>93.5%</b>	- 3.2%
New Listings	5	5	0.0%	5	5	0.0%

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

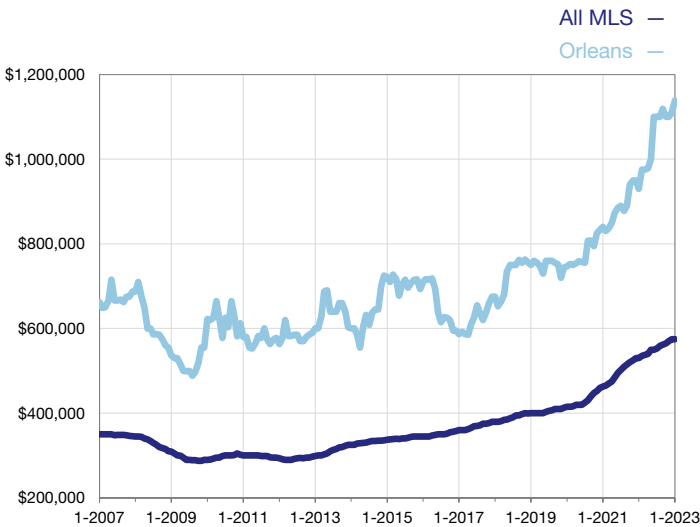
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$305,000	<b>\$510,000</b>	+ 67.2%	\$305,000	<b>\$510,000</b>	+ 67.2%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	<b>2.6</b>	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	55	<b>23</b>	- 58.2%	55	<b>23</b>	- 58.2%
Percent of Original List Price Received*	96.1%	<b>98.1%</b>	+ 2.1%	96.1%	<b>98.1%</b>	+ 2.1%
New Listings	1	6	+ 500.0%	1	6	+ 500.0%

\* 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

