

# Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orange

### Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	10	11	+ 10.0%	65	69	+ 6.2%
Closed Sales	9	8	- 11.1%	58	69	+ 19.0%
Median Sales Price*	\$152,000	<b>\$158,500</b>	+ 4.3%	\$152,500	<b>\$167,900</b>	+ 10.1%
Inventory of Homes for Sale	39	21	- 46.2%	--	--	--
Months Supply of Inventory	4.9	2.5	- 49.0%	--	--	--
Cumulative Days on Market Until Sale	105	70	- 33.3%	106	65	- 38.7%
Percent of Original List Price Received*	94.9%	<b>92.6%</b>	- 2.4%	92.5%	<b>99.3%</b>	+ 7.4%
New Listings	14	11	- 21.4%	87	93	+ 6.9%

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

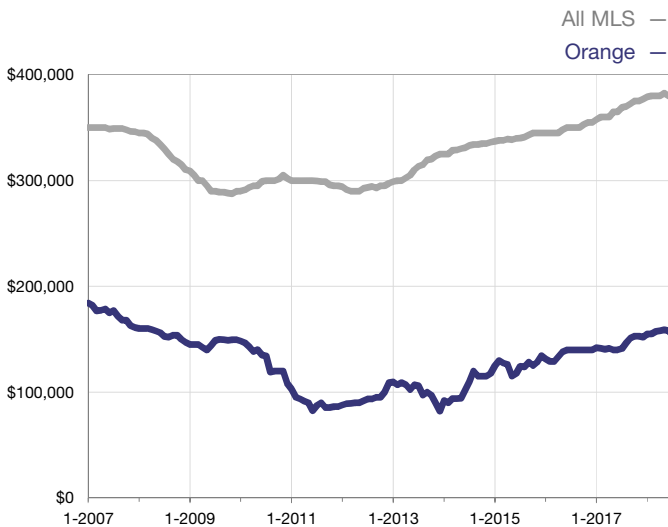
### Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	1	--	5	4	- 20.0%
Closed Sales	2	0	- 100.0%	5	3	- 40.0%
Median Sales Price*	\$167,500	<b>\$0</b>	- 100.0%	\$170,000	<b>\$163,000</b>	- 4.1%
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	191	0	- 100.0%	185	46	- 75.1%
Percent of Original List Price Received*	89.9%	<b>0.0%</b>	- 100.0%	90.1%	<b>97.9%</b>	+ 8.7%
New Listings	1	1	0.0%	5	3	- 40.0%

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

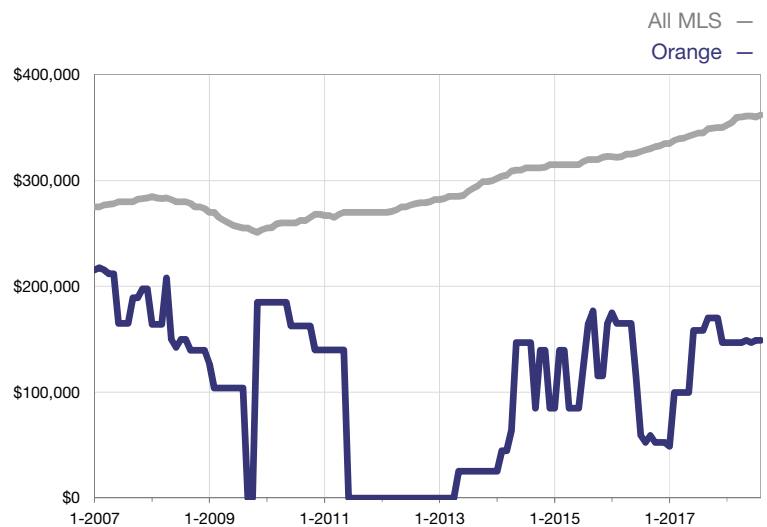
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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