

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	12	+ 50.0%	55	64	+ 16.4%
Closed Sales	14	11	- 21.4%	58	55	- 5.2%
Median Sales Price*	\$185,250	\$177,000	- 4.5%	\$172,450	\$179,900	+ 4.3%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 2.8%	66	57	- 13.6%
Percent of Original List Price Received*	100.0%	99.2%	- 0.8%	98.0%	94.8%	- 3.3%
New Listings	12	11	- 8.3%	79	76	- 3.8%

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

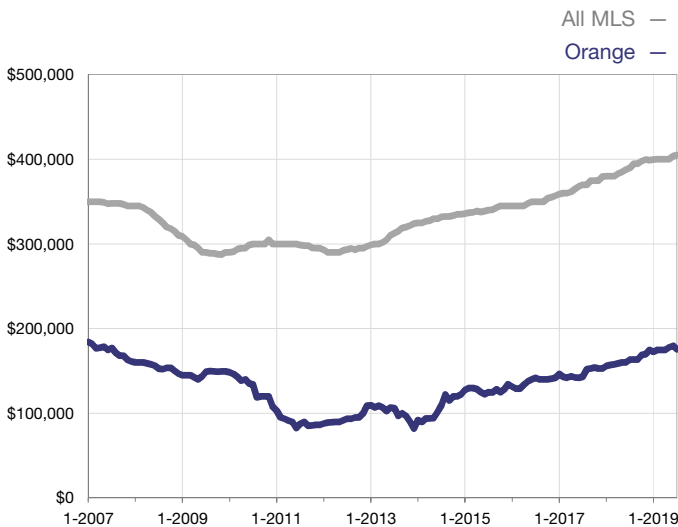
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$215,000	\$200,000	- 7.0%	\$163,000	\$194,900	+ 19.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	51	110	+ 115.7%	46	62	+ 34.8%
Percent of Original List Price Received*	97.8%	94.1%	- 3.8%	97.9%	97.7%	- 0.2%
New Listings	0	0	--	2	3	+ 50.0%

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

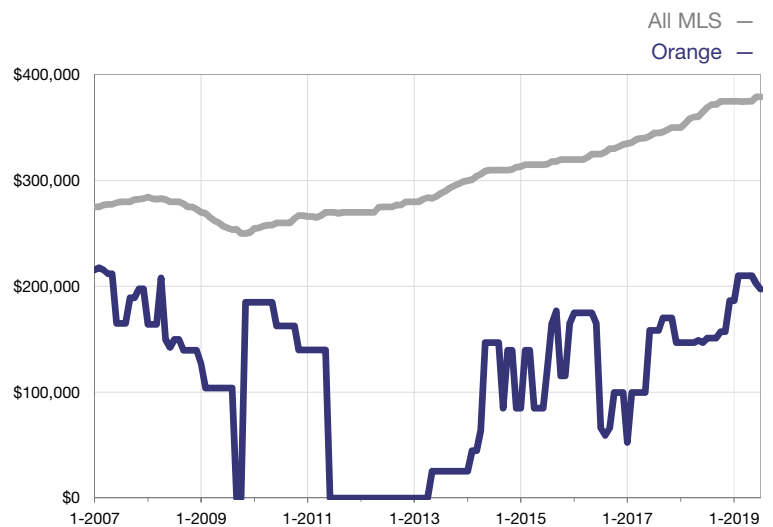
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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