

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	12	+ 50.0%	60	85	+ 41.7%
Closed Sales	6	9	+ 50.0%	60	66	+ 10.0%
Median Sales Price*	\$1,285,000	<b>\$785,000</b>	- 38.9%	\$748,750	<b>\$752,500</b>	+ 0.5%
Inventory of Homes for Sale	102	94	- 7.8%	--	--	--
Months Supply of Inventory	11.1	7.9	- 28.8%	--	--	--
Cumulative Days on Market Until Sale	203	196	- 3.4%	213	190	- 10.8%
Percent of Original List Price Received*	87.6%	91.1%	+ 4.0%	90.5%	90.7%	+ 0.2%
New Listings	26	17	- 34.6%	117	132	+ 12.8%

\* 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	3	6	+ 100.0%	27	17	- 37.0%
Closed Sales	8	1	- 87.5%	28	10	- 64.3%
Median Sales Price*	\$293,500	<b>\$179,000</b>	- 39.0%	\$282,500	<b>\$249,750</b>	- 11.6%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	1.8	7.2	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	118	20	- 83.1%	106	162	+ 52.8%
Percent of Original List Price Received*	95.9%	100.0%	+ 4.3%	95.2%	91.5%	- 3.9%
New Listings	4	2	- 50.0%	26	26	0.0%

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

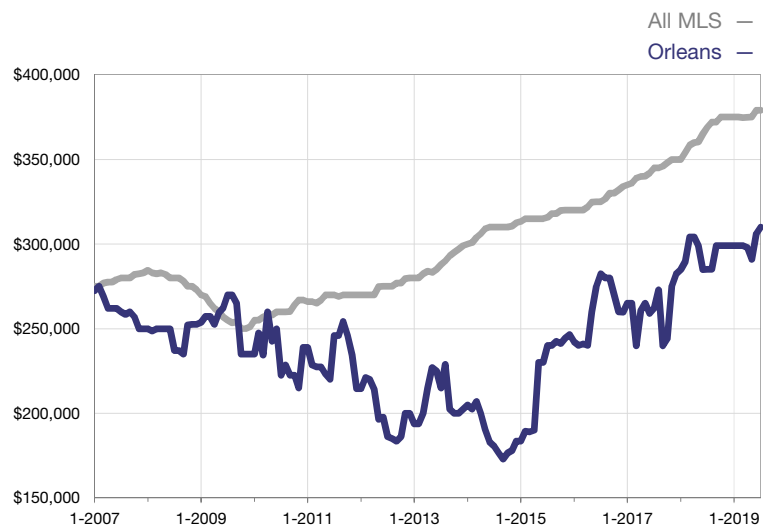
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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