

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	20	+ 81.8%	123	218	+ 77.2%
Closed Sales	11	31	+ 181.8%	107	195	+ 82.2%
Median Sales Price*	\$743,900	\$825,000	+ 10.9%	\$743,900	\$840,000	+ 12.9%
Inventory of Homes for Sale	110	38	- 65.5%	--	--	--
Months Supply of Inventory	11.3	2.2	- 80.5%	--	--	--
Cumulative Days on Market Until Sale	158	157	- 0.6%	171	166	- 2.9%
Percent of Original List Price Received*	86.6%	94.3%	+ 8.9%	90.6%	92.9%	+ 2.5%
New Listings	10	14	+ 40.0%	213	218	+ 2.3%

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

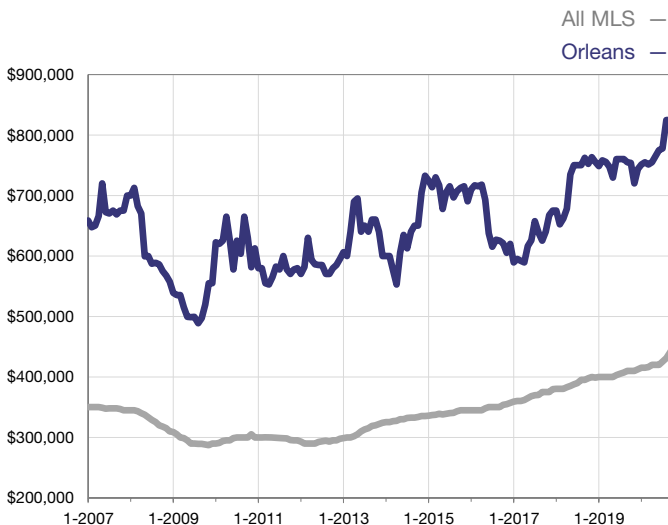
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	6	+ 200.0%	31	46	+ 48.4%
Closed Sales	1	3	+ 200.0%	24	41	+ 70.8%
Median Sales Price*	\$213,000	\$545,000	+ 155.9%	\$222,500	\$330,000	+ 48.3%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	8.5	2.4	- 71.8%	--	--	--
Cumulative Days on Market Until Sale	11	208	+ 1,790.9%	105	96	- 8.6%
Percent of Original List Price Received*	99.1%	94.6%	- 4.5%	93.5%	97.3%	+ 4.1%
New Listings	6	5	- 16.7%	47	47	0.0%

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

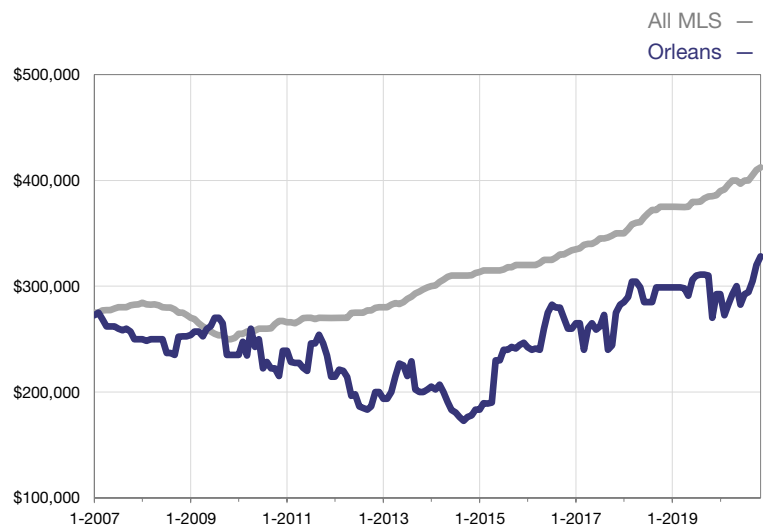
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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