

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 4 | 6 | + 50.0% | 17 | 23 | + 35.3% |
| Closed Sales | 3 | 6 | + 100.0% | 18 | 18 | 0.0% |
| Median Sales Price* | \$185,000 | \$170,500 | - 7.8% | \$177,403 | \$221,500 | + 24.9% |
| Inventory of Homes for Sale | 18 | 5 | - 72.2% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 0.7 | - 70.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 37 | 19 | - 48.6% | 68 | 26 | - 61.8% |
| Percent of Original List Price Received* | 98.9% | 98.0% | - 0.9% | 89.6% | 100.1% | + 11.7% |
| New Listings | 10 | 6 | - 40.0% | 25 | 21 | - 16.0% |

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

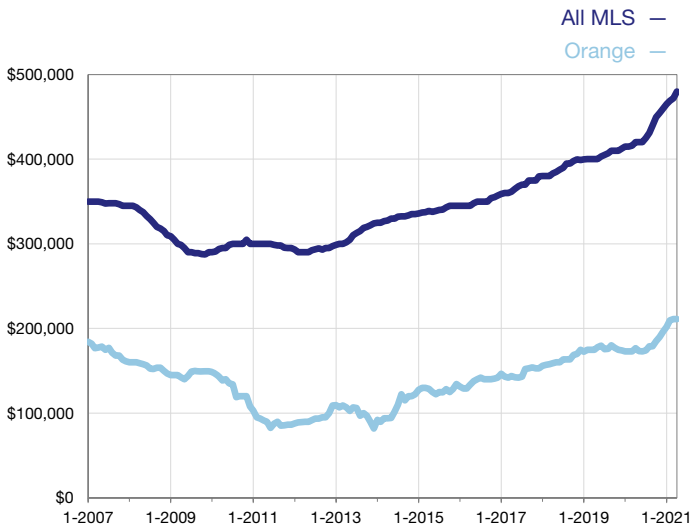
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------|-------------|-------|--------------|-------------|-------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 2 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| New Listings | 0 | 0 | -- | 0 | 2 | -- |

* 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

