

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	16	+ 220.0%	29	54	+ 86.2%
Closed Sales	4	12	+ 200.0%	30	39	+ 30.0%
Median Sales Price*	\$747,500	\$1,191,500	+ 59.4%	\$695,000	\$839,500	+ 20.8%
Inventory of Homes for Sale	115	23	- 80.0%	--	--	--
Months Supply of Inventory	10.9	1.2	- 89.0%	--	--	--
Cumulative Days on Market Until Sale	133	142	+ 6.8%	196	110	- 43.9%
Percent of Original List Price Received*	91.9%	97.0%	+ 5.5%	90.2%	97.6%	+ 8.2%
New Listings	12	23	+ 91.7%	62	53	- 14.5%

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

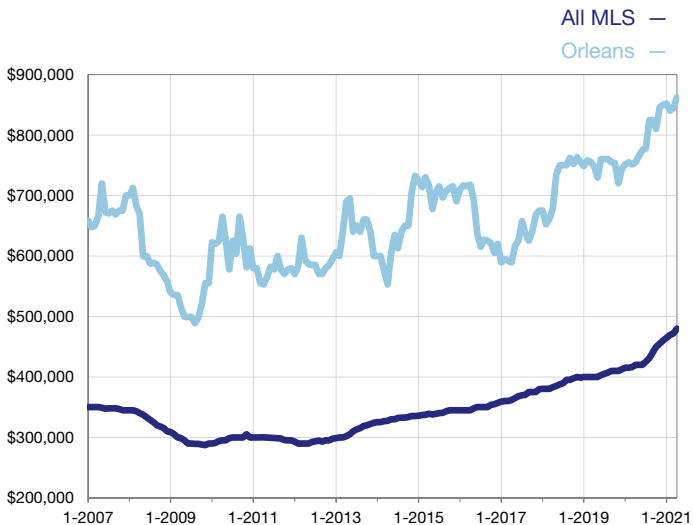
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	11	14	+ 27.3%
Closed Sales	4	5	+ 25.0%	12	13	+ 8.3%
Median Sales Price*	\$282,000	\$325,000	+ 15.2%	\$288,250	\$339,000	+ 17.6%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	3.2	0.9	- 71.9%	--	--	--
Cumulative Days on Market Until Sale	168	57	- 66.1%	99	77	- 22.2%
Percent of Original List Price Received*	94.1%	98.0%	+ 4.1%	97.3%	96.5%	- 0.8%
New Listings	4	5	+ 25.0%	11	10	- 9.1%

* 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

