

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	7	- 36.4%	28	30	+ 7.1%
Closed Sales	2	6	+ 200.0%	20	24	+ 20.0%
Median Sales Price*	\$131,850	\$225,000	+ 70.6%	\$173,403	\$221,500	+ 27.7%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	102	41	- 59.8%	71	30	- 57.7%
Percent of Original List Price Received*	95.2%	96.1%	+ 0.9%	90.1%	99.1%	+ 10.0%
New Listings	7	8	+ 14.3%	32	29	- 9.4%

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

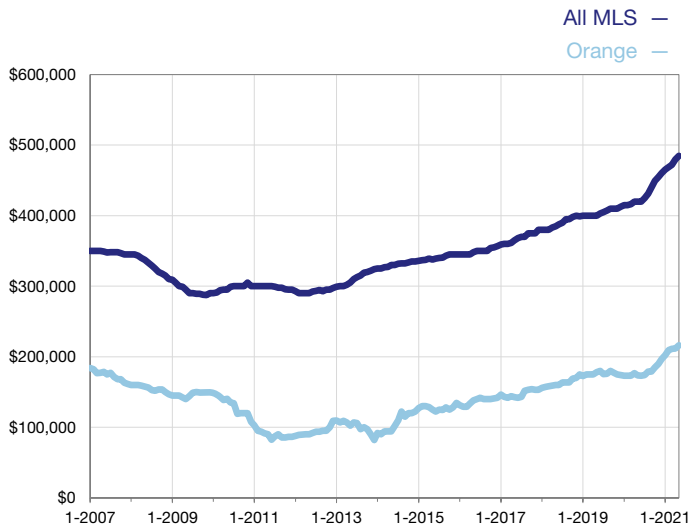
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$146,000	--	\$0	\$146,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	6	--	0	6	--
Percent of Original List Price Received*	0.0%	112.4%	--	0.0%	112.4%	--
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

