

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	8	+ 33.3%	75	71	- 5.3%
Closed Sales	11	10	- 9.1%	69	72	+ 4.3%
Median Sales Price*	\$220,000	\$284,875	+ 29.5%	\$236,000	\$275,000	+ 16.5%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	30	51	+ 70.0%	26	47	+ 80.8%
Percent of Original List Price Received*	102.2%	97.9%	- 4.2%	102.0%	99.6%	- 2.4%
New Listings	12	5	- 58.3%	101	97	- 4.0%

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

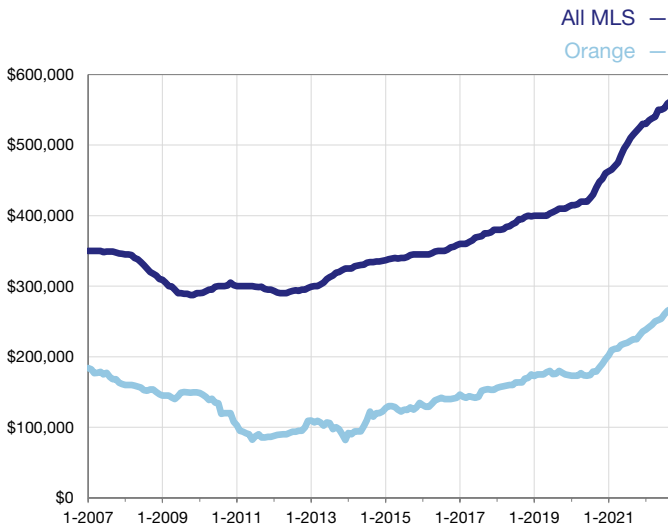
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	4	5	+ 25.0%
Closed Sales	0	0	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$0	--	\$146,000	\$220,000	+ 50.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	12	48	+ 300.0%
Percent of Original List Price Received*	0.0%	0.0%	--	108.4%	103.7%	- 4.3%
New Listings	0	0	--	4	6	+ 50.0%

* 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

