

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	8	- 33.3%	130	93	- 28.5%
Closed Sales	9	5	- 44.4%	124	93	- 25.0%
Median Sales Price*	\$980,000	<b>\$856,000</b>	- 12.7%	\$975,000	<b>\$1,128,000</b>	+ 15.7%
Inventory of Homes for Sale	34	24	- 29.4%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	27	52	+ 92.6%	60	62	+ 3.3%
Percent of Original List Price Received*	103.3%	87.7%	- 15.1%	100.3%	97.7%	- 2.6%
New Listings	10	11	+ 10.0%	160	113	- 29.4%

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

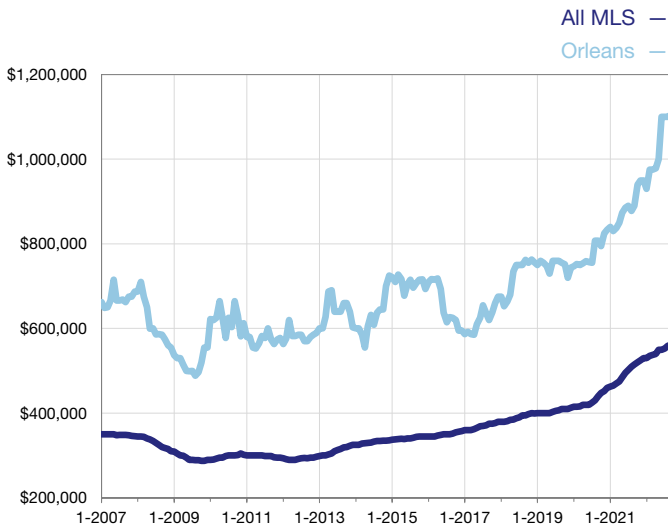
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	2	- 66.7%	42	28	- 33.3%
Closed Sales	5	1	- 80.0%	38	30	- 21.1%
Median Sales Price*	\$407,000	<b>\$399,000</b>	- 2.0%	\$353,950	<b>\$394,500</b>	+ 11.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	74	+ 184.6%	49	55	+ 12.2%
Percent of Original List Price Received*	96.4%	99.8%	+ 3.5%	98.1%	97.1%	- 1.0%
New Listings	3	2	- 33.3%	44	27	- 38.6%

\* 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

