

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	13	11	- 15.4%
Closed Sales	12	4	- 66.7%	17	10	- 41.2%
Median Sales Price*	\$1,200,000	\$1,800,000	+ 50.0%	\$1,100,000	\$1,512,500	+ 37.5%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	58	27	- 53.4%	50	29	- 42.0%
Percent of Original List Price Received*	93.8%	96.4%	+ 2.8%	94.6%	94.7%	+ 0.1%
New Listings	4	6	+ 50.0%	9	11	+ 22.2%

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

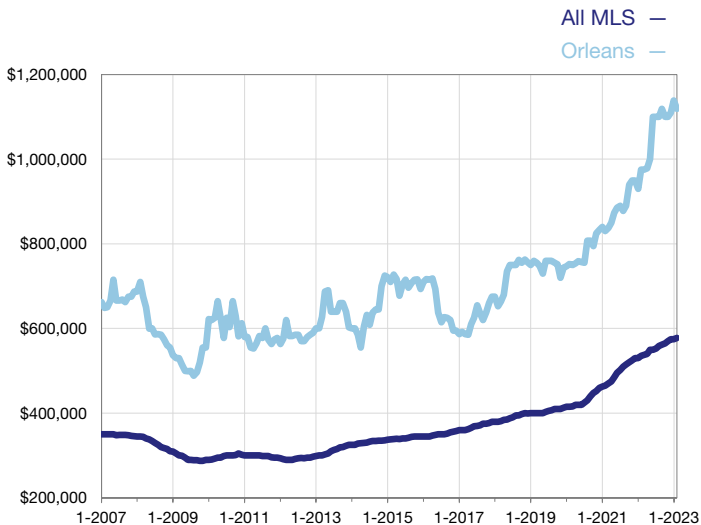
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	8	5	- 37.5%
Closed Sales	4	2	- 50.0%	8	5	- 37.5%
Median Sales Price*	\$454,000	\$390,278	- 14.0%	\$385,500	\$395,555	+ 2.6%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.9	+ 262.5%	--	--	--
Cumulative Days on Market Until Sale	17	6	- 64.7%	36	16	- 55.6%
Percent of Original List Price Received*	103.1%	100.8%	- 2.2%	99.6%	99.2%	- 0.4%
New Listings	5	1	- 80.0%	6	8	+ 33.3%

\* 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

