

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	14	+ 133.3%	19	24	+ 26.3%
Closed Sales	4	8	+ 100.0%	21	18	- 14.3%
Median Sales Price*	\$627,500	\$1,387,500	+ 121.1%	\$1,000,001	\$1,387,500	+ 38.7%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	154	80	- 48.1%	70	51	- 27.1%
Percent of Original List Price Received*	86.6%	91.1%	+ 5.2%	93.1%	93.1%	0.0%
New Listings	10	16	+ 60.0%	19	28	+ 47.4%

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

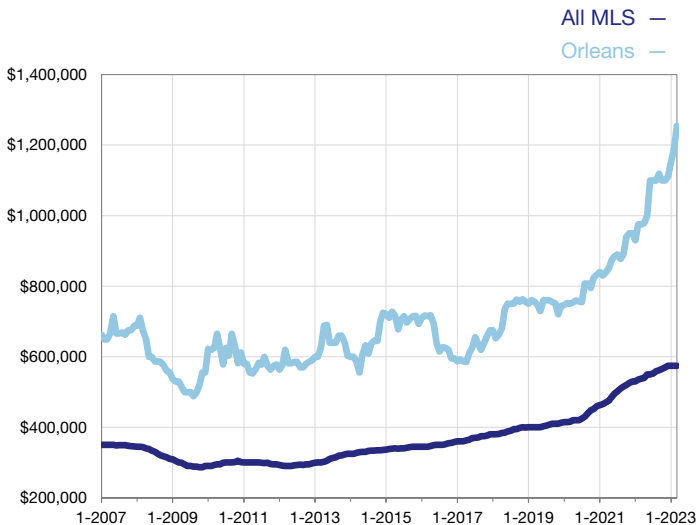
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	10	9	- 10.0%
Closed Sales	3	1	- 66.7%	11	6	- 45.5%
Median Sales Price*	\$380,000	\$285,000	- 25.0%	\$380,000	\$390,278	+ 2.7%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	72	12	- 83.3%	45	16	- 64.4%
Percent of Original List Price Received*	100.9%	96.6%	- 4.3%	100.0%	98.8%	- 1.2%
New Listings	3	3	0.0%	9	11	+ 22.2%

\* 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

