

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	19	29	+ 52.6%
Closed Sales	6	7	+ 16.7%	23	23	0.0%
Median Sales Price*	\$224,500	\$299,900	+ 33.6%	\$269,950	\$280,000	+ 3.7%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	45	65	+ 44.4%	37	57	+ 54.1%
Percent of Original List Price Received*	112.6%	95.5%	- 15.2%	104.2%	95.4%	- 8.4%
New Listings	10	9	- 10.0%	28	28	0.0%

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

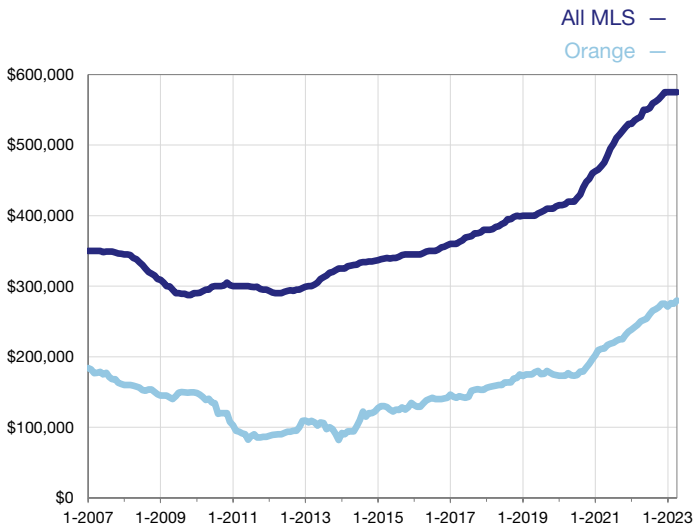
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	2	1	- 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

