

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	12	+ 71.4%	26	34	+ 30.8%
Closed Sales	9	8	- 11.1%	30	26	- 13.3%
Median Sales Price*	\$2,500,000	\$776,500	- 68.9%	\$1,130,000	\$1,222,500	+ 8.2%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	55	54	- 1.8%	65	55	- 15.4%
Percent of Original List Price Received*	107.2%	95.6%	- 10.8%	97.3%	93.8%	- 3.6%
New Listings	15	19	+ 26.7%	34	47	+ 38.2%

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

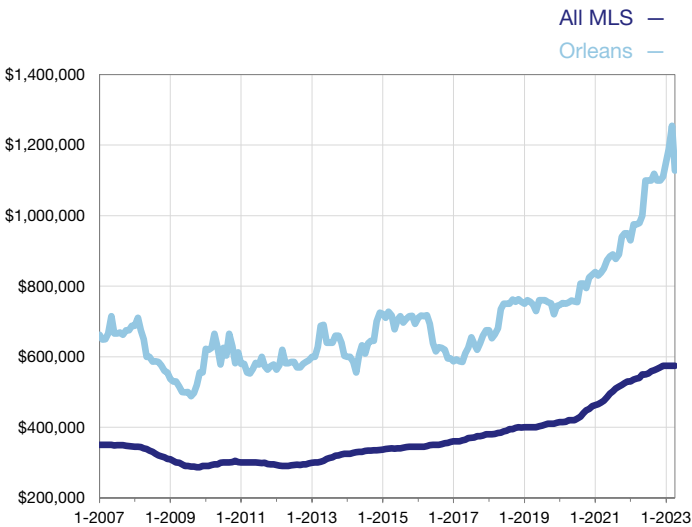
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	11	11	0.0%
Closed Sales	3	6	+ 100.0%	14	12	- 14.3%
Median Sales Price*	\$410,000	\$325,000	- 20.7%	\$394,000	\$387,500	- 1.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	78	25	- 67.9%	52	20	- 61.5%
Percent of Original List Price Received*	102.2%	97.7%	- 4.4%	100.4%	98.2%	- 2.2%
New Listings	1	1	0.0%	10	12	+ 20.0%

* 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

