

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	25	38	+ 52.0%
Closed Sales	2	11	+ 450.0%	25	34	+ 36.0%
Median Sales Price*	\$260,500	\$301,900	+ 15.9%	\$269,950	\$287,250	+ 6.4%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--
Cumulative Days on Market Until Sale	15	53	+ 253.3%	36	56	+ 55.6%
Percent of Original List Price Received*	104.4%	104.2%	- 0.2%	104.2%	98.2%	- 5.8%
New Listings	7	7	0.0%	35	35	0.0%

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

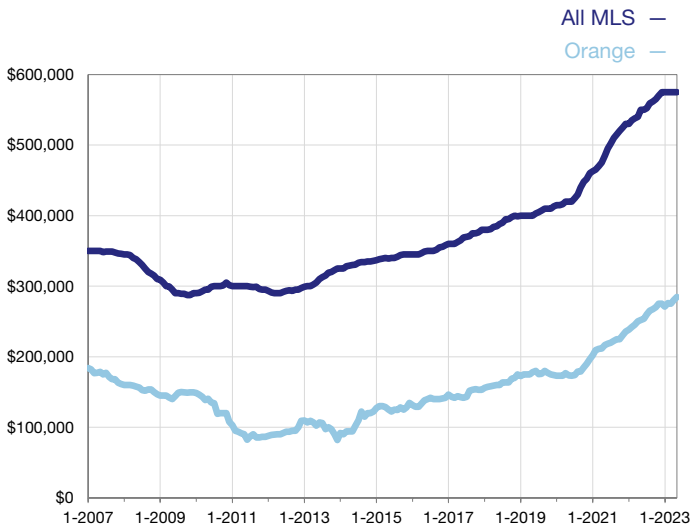
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$266,500	\$325,000	+ 22.0%	\$266,500	\$325,000	+ 22.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	19	36	+ 89.5%	19	36	+ 89.5%
Percent of Original List Price Received*	104.8%	92.9%	- 11.4%	104.8%	92.9%	- 11.4%
New Listings	0	1	--	2	2	0.0%

* 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

