

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	14	+ 27.3%	36	45	+ 25.0%
Closed Sales	6	12	+ 100.0%	34	36	+ 5.9%
Median Sales Price*	\$1,595,000	\$1,310,000	- 17.9%	\$1,200,000	\$1,272,500	+ 6.0%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	128	15	- 88.3%	78	39	- 50.0%
Percent of Original List Price Received*	94.6%	101.9%	+ 7.7%	96.1%	96.7%	+ 0.6%
New Listings	14	14	0.0%	44	53	+ 20.5%

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

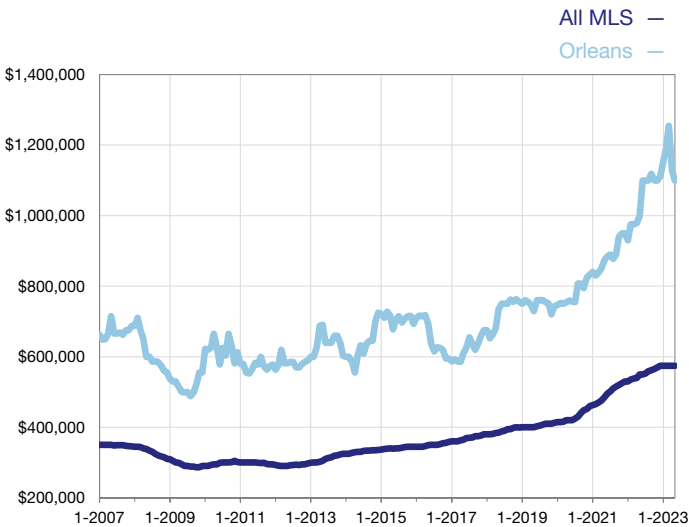
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	14	16	+ 14.3%
Closed Sales	2	1	- 50.0%	16	13	- 18.8%
Median Sales Price*	\$397,000	\$299,000	- 24.7%	\$394,000	\$385,000	- 2.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	99	17	- 82.8%	61	20	- 67.2%
Percent of Original List Price Received*	95.7%	99.7%	+ 4.2%	99.9%	98.3%	- 1.6%
New Listings	4	4	0.0%	14	16	+ 14.3%

* 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

