

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	32	45	+ 40.6%
Closed Sales	7	10	+ 42.9%	32	45	+ 40.6%
Median Sales Price*	\$340,000	\$260,000	- 23.5%	\$270,000	\$282,000	+ 4.4%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	3.5	0.8	- 77.1%	--	--	--
Cumulative Days on Market Until Sale	27	46	+ 70.4%	34	53	+ 55.9%
Percent of Original List Price Received*	99.8%	99.4%	- 0.4%	103.2%	98.4%	- 4.7%
New Listings	13	5	- 61.5%	48	41	- 14.6%

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

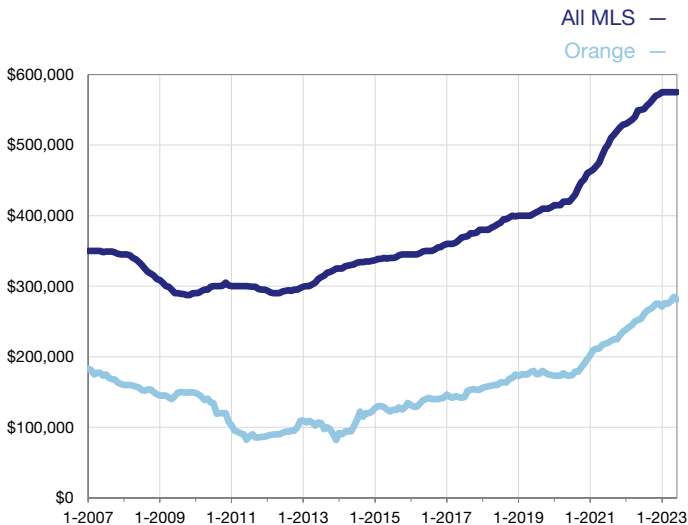
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	2	- 33.3%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$350,000	\$310,000	- 11.4%	\$313,000	\$317,500	+ 1.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	159	23	- 85.5%	66	30	- 54.5%
Percent of Original List Price Received*	94.6%	96.9%	+ 2.4%	101.4%	94.9%	- 6.4%
New Listings	2	0	- 100.0%	4	2	- 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

