

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	46	53	+ 15.2%
Closed Sales	15	12	- 20.0%	49	48	- 2.0%
Median Sales Price*	\$1,100,000	\$1,340,000	+ 21.8%	\$1,150,000	\$1,295,000	+ 12.6%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	20	88	+ 340.0%	60	51	- 15.0%
Percent of Original List Price Received*	104.5%	94.9%	- 9.2%	98.7%	96.3%	- 2.4%
New Listings	12	7	- 41.7%	56	61	+ 8.9%

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

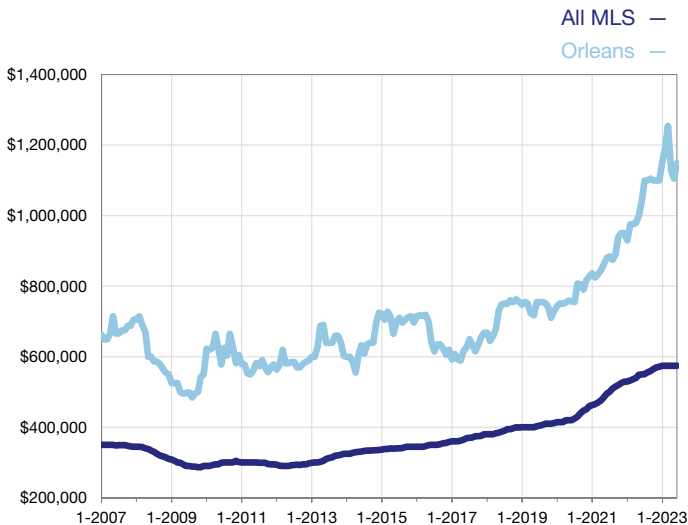
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	17	16	- 5.9%
Closed Sales	2	3	+ 50.0%	18	16	- 11.1%
Median Sales Price*	\$337,500	\$350,000	+ 3.7%	\$385,000	\$367,500	- 4.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	3	60	+ 1,900.0%	54	28	- 48.1%
Percent of Original List Price Received*	101.8%	99.1%	- 2.7%	100.1%	98.5%	- 1.6%
New Listings	4	1	- 75.0%	18	17	- 5.6%

* 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

