

# Local Market Update – July 2023

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## Orange

### Single-Family Properties

| Key Metrics                              | July      |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 4         | 6                | + 50.0% | 36           | 50               | + 38.9% |
| Closed Sales                             | 8         | 5                | - 37.5% | 40           | 50               | + 25.0% |
| Median Sales Price*                      | \$272,545 | <b>\$169,900</b> | - 37.7% | \$270,090    | <b>\$279,000</b> | + 3.3%  |
| Inventory of Homes for Sale              | 24        | 12               | - 50.0% | --           | --               | --      |
| Months Supply of Inventory               | 3.6       | 1.7              | - 52.8% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 95        | 21               | - 77.9% | 46           | 50               | + 8.7%  |
| Percent of Original List Price Received* | 102.3%    | <b>95.9%</b>     | - 6.3%  | 103.0%       | <b>98.2%</b>     | - 4.7%  |
| New Listings                             | 8         | 10               | + 25.0% | 56           | 52               | - 7.1%  |

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

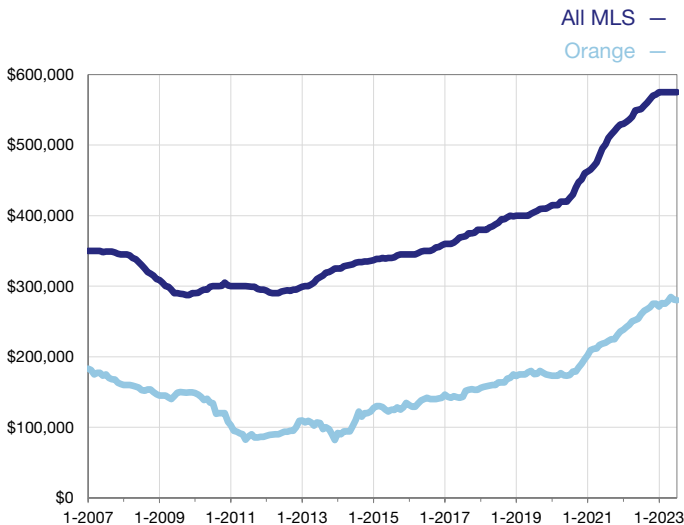
### Condominium Properties

| Key Metrics                              | July |             |          | Year to Date |                  |         |
|--|------|-------------|----------|--------------|------------------|---------|
|  | 2022 | 2023        | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 2    | 0           | - 100.0% | 5            | 2                | - 60.0% |
| Closed Sales                             | 0    | 0           | --       | 3            | 2                | - 33.3% |
| Median Sales Price*                      | \$0  | <b>\$0</b>  | --       | \$313,000    | <b>\$317,500</b> | + 1.4%  |
| Inventory of Homes for Sale              | 0    | 1           | --       | --           | --               | --      |
| Months Supply of Inventory               | 0.0  | 1.0         | --       | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 0    | 0           | --       | 66           | 30               | - 54.5% |
| Percent of Original List Price Received* | 0.0% | <b>0.0%</b> | --       | 101.4%       | <b>94.9%</b>     | - 6.4%  |
| New Listings                             | 0    | 1           | --       | 4            | 3                | - 25.0% |

\* 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

