

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	55	59	+ 7.3%
Closed Sales	7	8	+ 14.3%	56	57	+ 1.8%
Median Sales Price*	\$1,595,000	<b>\$1,242,500</b>	- 22.1%	\$1,200,000	<b>\$1,270,000</b>	+ 5.8%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	167	49	- 70.7%	74	53	- 28.4%
Percent of Original List Price Received*	96.9%	<b>97.7%</b>	+ 0.8%	98.4%	<b>96.3%</b>	- 2.1%
New Listings	11	10	- 9.1%	67	71	+ 6.0%

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

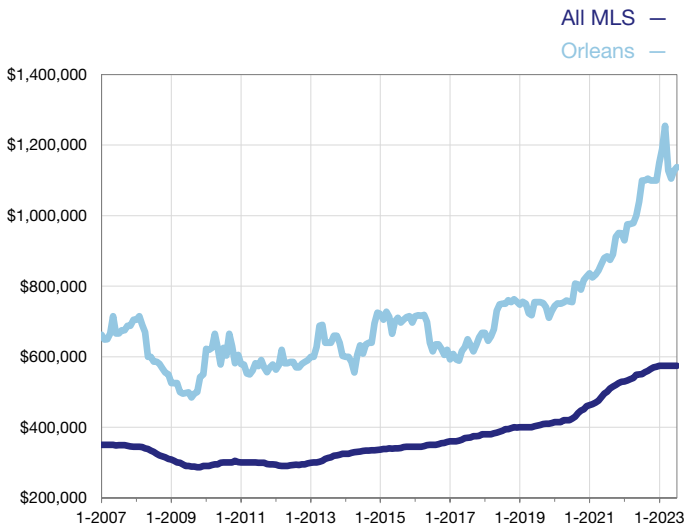
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	18	20	+ 11.1%
Closed Sales	2	2	0.0%	20	18	- 10.0%
Median Sales Price*	\$503,750	<b>\$150,000</b>	- 70.2%	\$399,000	<b>\$344,500</b>	- 13.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	9	12	+ 33.3%	50	26	- 48.0%
Percent of Original List Price Received*	107.6%	<b>96.8%</b>	- 10.0%	100.8%	<b>98.3%</b>	- 2.5%
New Listings	2	4	+ 100.0%	20	21	+ 5.0%

\* 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

