

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orange

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	14	+ 40.0%	46	62	+ 34.8%
Closed Sales	4	6	+ 50.0%	44	56	+ 27.3%
Median Sales Price*	\$329,950	<b>\$284,950</b>	- 13.6%	\$275,000	<b>\$279,950</b>	+ 1.8%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	3.8	1.5	- 60.5%	--	--	--
Cumulative Days on Market Until Sale	24	11	- 54.2%	44	46	+ 4.5%
Percent of Original List Price Received*	103.0%	<b>100.8%</b>	- 2.1%	103.0%	<b>98.5%</b>	- 4.4%
New Listings	12	11	- 8.3%	68	62	- 8.8%

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

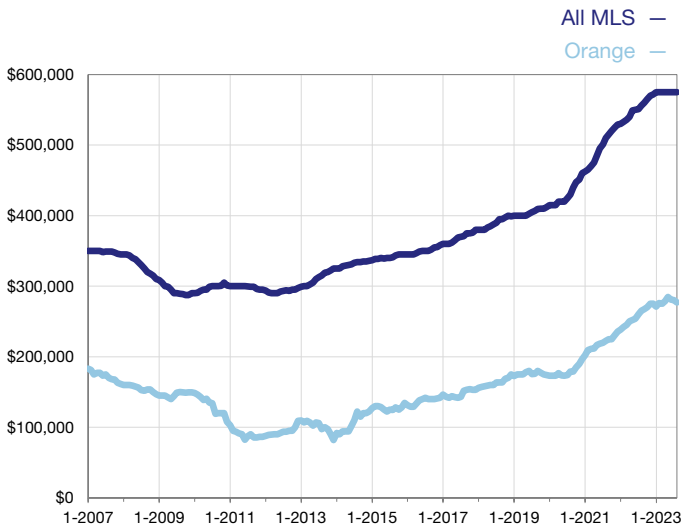
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	3	- 40.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$185,000	<b>\$0</b>	- 100.0%	\$220,000	<b>\$317,500</b>	+ 44.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	48	30	- 37.5%
Percent of Original List Price Received*	107.2%	<b>0.0%</b>	- 100.0%	103.7%	<b>94.9%</b>	- 8.5%
New Listings	0	0	--	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

