

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	58	66	+ 13.8%
Closed Sales	8	9	+ 12.5%	64	66	+ 3.1%
Median Sales Price*	\$1,124,000	\$800,000	- 28.8%	\$1,200,000	\$1,242,500	+ 3.5%
Inventory of Homes for Sale	28	31	+ 10.7%	--	--	--
Months Supply of Inventory	3.5	3.8	+ 8.6%	--	--	--
Cumulative Days on Market Until Sale	24	35	+ 45.8%	67	51	- 23.9%
Percent of Original List Price Received*	100.4%	93.7%	- 6.7%	98.7%	95.9%	- 2.8%
New Listings	6	14	+ 133.3%	73	86	+ 17.8%

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

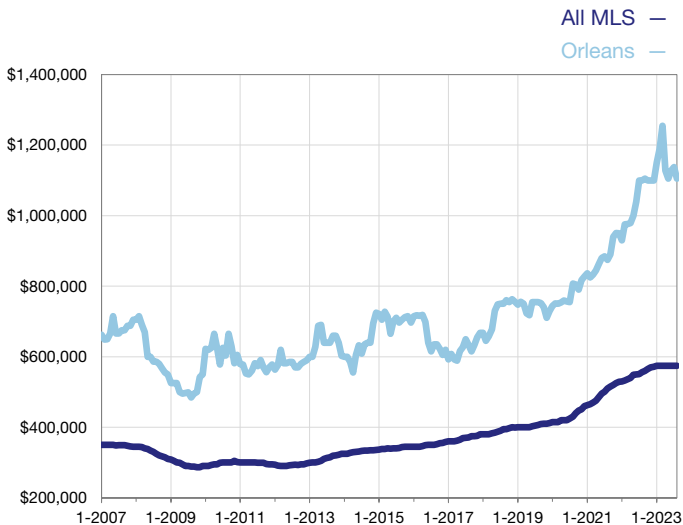
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	23	25	+ 8.7%
Closed Sales	3	4	+ 33.3%	23	22	- 4.3%
Median Sales Price*	\$451,500	\$310,000	- 31.3%	\$408,000	\$324,500	- 20.5%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.4	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	62	33	- 46.8%	51	27	- 47.1%
Percent of Original List Price Received*	86.0%	99.3%	+ 15.5%	98.9%	98.5%	- 0.4%
New Listings	2	8	+ 300.0%	22	29	+ 31.8%

* 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

