

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orange

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	11	+ 57.1%	53	67	+ 26.4%
Closed Sales	10	8	- 20.0%	54	64	+ 18.5%
Median Sales Price*	\$250,000	<b>\$270,500</b>	+ 8.2%	\$271,000	<b>\$279,950</b>	+ 3.3%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	3.7	1.5	- 59.5%	--	--	--
Cumulative Days on Market Until Sale	35	21	- 40.0%	42	43	+ 2.4%
Percent of Original List Price Received*	96.0%	<b>107.5%</b>	+ 12.0%	101.7%	<b>99.6%</b>	- 2.1%
New Listings	10	7	- 30.0%	78	70	- 10.3%

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

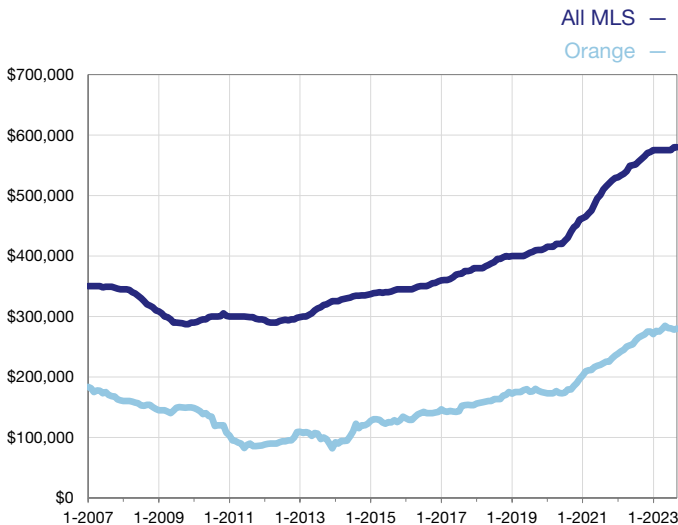
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	3	- 40.0%
Closed Sales	0	1	--	5	3	- 40.0%
Median Sales Price*	\$0	<b>\$230,000</b>	--	\$220,000	<b>\$310,000</b>	+ 40.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	48	27	- 43.8%
Percent of Original List Price Received*	0.0%	<b>100.4%</b>	--	103.7%	<b>96.7%</b>	- 6.8%
New Listings	1	0	- 100.0%	5	3	- 40.0%

\* 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

