

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	69	70	+ 1.4%
Closed Sales	8	4	- 50.0%	72	70	- 2.8%
Median Sales Price*	\$1,308,500	\$1,125,000	- 14.0%	\$1,255,000	\$1,242,500	- 1.0%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	3.5	4.4	+ 25.7%	--	--	--
Cumulative Days on Market Until Sale	51	12	- 76.5%	66	49	- 25.8%
Percent of Original List Price Received*	98.3%	96.1%	- 2.2%	98.7%	95.9%	- 2.8%
New Listings	11	8	- 27.3%	84	94	+ 11.9%

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

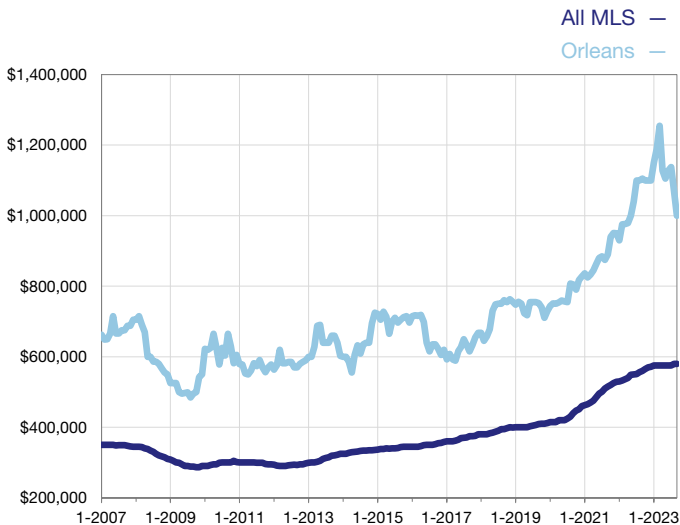
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	24	29	+ 20.8%
Closed Sales	5	5	0.0%	28	27	- 3.6%
Median Sales Price*	\$380,000	\$305,000	- 19.7%	\$399,000	\$310,000	- 22.3%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	2.2	+ 214.3%	--	--	--
Cumulative Days on Market Until Sale	78	48	- 38.5%	56	31	- 44.6%
Percent of Original List Price Received*	89.6%	100.7%	+ 12.4%	97.2%	98.9%	+ 1.7%
New Listings	1	4	+ 300.0%	23	33	+ 43.5%

* 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

