

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	60	75	+ 25.0%
Closed Sales	8	5	- 37.5%	62	69	+ 11.3%
Median Sales Price*	\$284,950	\$252,500	- 11.4%	\$271,000	\$279,900	+ 3.3%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	3.9	1.7	- 56.4%	--	--	--
Cumulative Days on Market Until Sale	78	121	+ 55.1%	47	48	+ 2.1%
Percent of Original List Price Received*	87.8%	99.0%	+ 12.8%	99.9%	99.5%	- 0.4%
New Listings	11	10	- 9.1%	89	79	- 11.2%

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

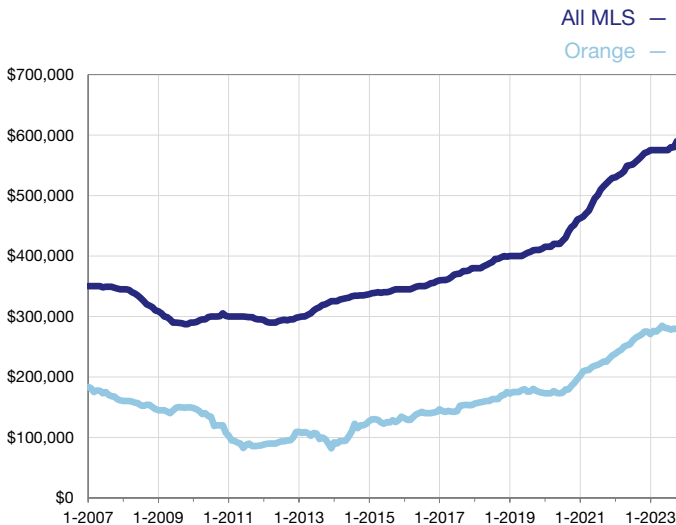
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	3	- 40.0%
Closed Sales	0	0	--	5	3	- 40.0%
Median Sales Price*	\$0	\$0	--	\$220,000	\$310,000	+ 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	0	--	48	27	- 43.8%
Percent of Original List Price Received*	0.0%	0.0%	--	103.7%	96.7%	- 6.8%
New Listings	0	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

