

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	13	+ 44.4%	78	83	+ 6.4%
Closed Sales	8	7	- 12.5%	80	77	- 3.8%
Median Sales Price*	\$878,750	<b>\$1,075,000</b>	+ 22.3%	\$1,200,000	<b>\$1,210,000</b>	+ 0.8%
Inventory of Homes for Sale	23	33	+ 43.5%	--	--	--
Months Supply of Inventory	2.8	4.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	63	47	- 25.4%
Percent of Original List Price Received*	94.1%	<b>94.4%</b>	+ 0.3%	98.2%	<b>95.8%</b>	- 2.4%
New Listings	8	15	+ 87.5%	92	108	+ 17.4%

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

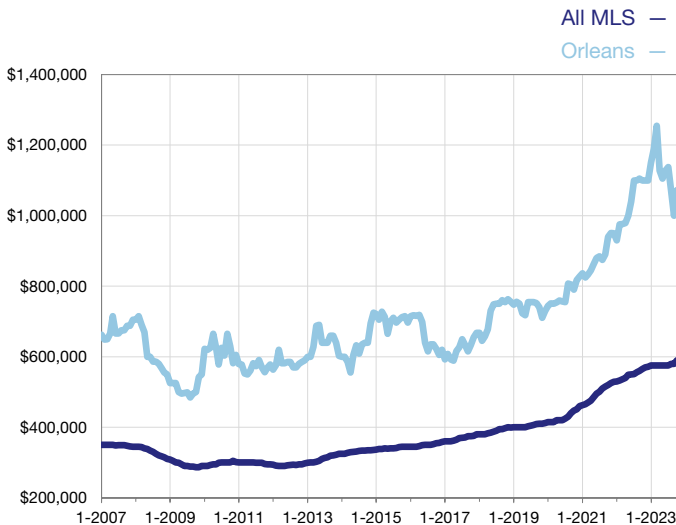
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	25	32	+ 28.0%
Closed Sales	1	4	+ 300.0%	29	31	+ 6.9%
Median Sales Price*	\$285,000	<b>\$420,500</b>	+ 47.5%	\$390,000	<b>\$339,000</b>	- 13.1%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	46	21	- 54.3%	56	30	- 46.4%
Percent of Original List Price Received*	91.9%	<b>101.4%</b>	+ 10.3%	97.0%	<b>99.2%</b>	+ 2.3%
New Listings	1	3	+ 200.0%	24	35	+ 45.8%

\* 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

