

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	67	81	+ 20.9%
Closed Sales	10	9	- 10.0%	72	78	+ 8.3%
Median Sales Price*	\$284,875	\$302,000	+ 6.0%	\$275,000	\$282,000	+ 2.5%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	3.6	2.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	51	26	- 49.0%	47	46	- 2.1%
Percent of Original List Price Received*	97.9%	95.4%	- 2.6%	99.6%	99.1%	- 0.5%
New Listings	5	9	+ 80.0%	94	88	- 6.4%

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

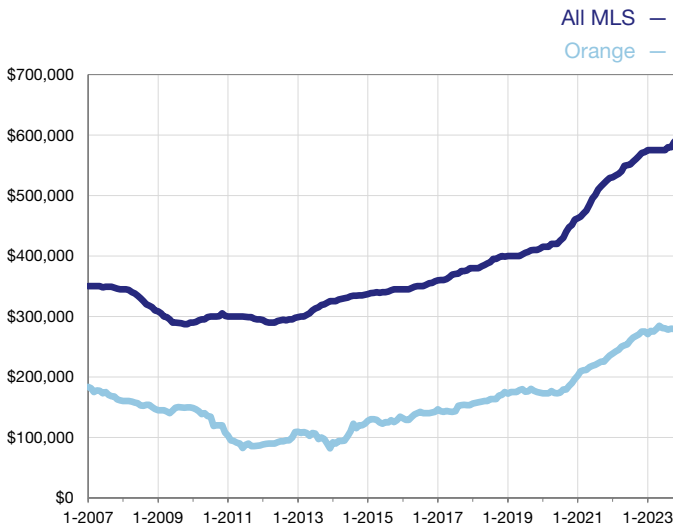
Condominium Properties

Key Metrics	November			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

