

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	84	96	+ 14.3%
Closed Sales	5	9	+ 80.0%	85	86	+ 1.2%
Median Sales Price*	\$856,000	<b>\$900,000</b>	+ 5.1%	\$1,128,000	<b>\$1,090,000</b>	- 3.4%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--
Cumulative Days on Market Until Sale	55	52	- 5.5%	63	48	- 23.8%
Percent of Original List Price Received*	87.7%	<b>93.6%</b>	+ 6.7%	97.6%	<b>95.6%</b>	- 2.0%
New Listings	10	10	0.0%	102	118	+ 15.7%

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

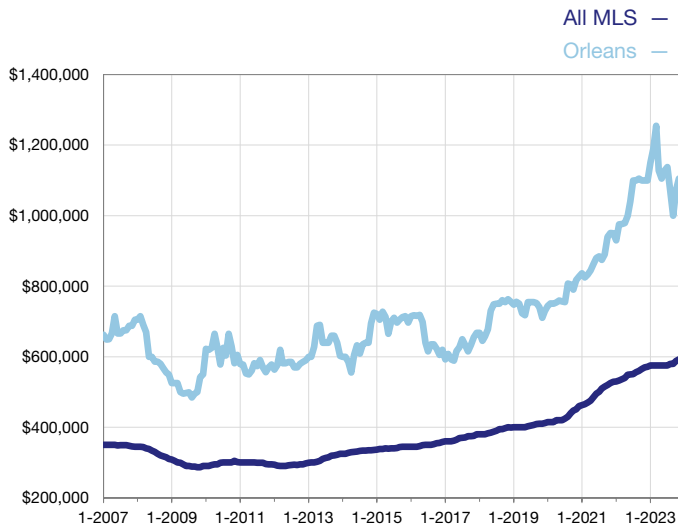
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	26	32	+ 23.1%
Closed Sales	1	3	+ 200.0%	30	34	+ 13.3%
Median Sales Price*	\$399,000	<b>\$308,000</b>	- 22.8%	\$394,500	<b>\$324,500</b>	- 17.7%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.2	2.9	+ 141.7%	--	--	--
Cumulative Days on Market Until Sale	77	27	- 64.9%	56	29	- 48.2%
Percent of Original List Price Received*	99.8%	<b>95.3%</b>	- 4.5%	97.1%	<b>98.9%</b>	+ 1.9%
New Listings	2	3	+ 50.0%	26	39	+ 50.0%

\* 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

