

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	72	89	+ 23.6%
Closed Sales	3	7	+ 133.3%	75	85	+ 13.3%
Median Sales Price*	\$269,900	\$305,000	+ 13.0%	\$275,000	\$282,000	+ 2.5%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	37	31	- 16.2%	47	45	- 4.3%
Percent of Original List Price Received*	96.1%	97.3%	+ 1.2%	99.5%	98.9%	- 0.6%
New Listings	6	5	- 16.7%	100	92	- 8.0%

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

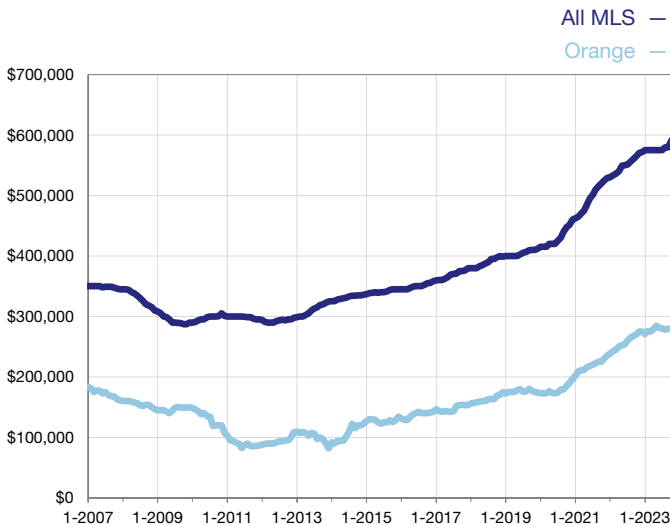
Condominium Properties

Key Metrics	December			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

