

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	89	101	+ 13.5%
Closed Sales	10	12	+ 20.0%	95	98	+ 3.2%
Median Sales Price*	\$700,000	\$1,500,000	+ 114.3%	\$1,100,000	\$1,190,000	+ 8.2%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	61	84	+ 37.7%	63	52	- 17.5%
Percent of Original List Price Received*	89.5%	94.7%	+ 5.8%	96.7%	95.5%	- 1.2%
New Listings	5	3	- 40.0%	107	122	+ 14.0%

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

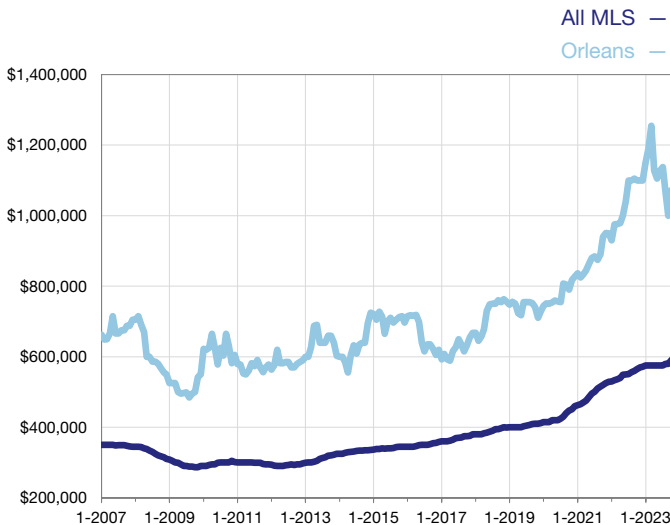
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	28	36	+ 28.6%
Closed Sales	0	2	--	30	36	+ 20.0%
Median Sales Price*	\$0	\$310,750	--	\$394,500	\$315,750	- 20.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	56	29	- 48.2%
Percent of Original List Price Received*	0.0%	96.3%	--	97.1%	98.7%	+ 1.6%
New Listings	2	1	- 50.0%	28	39	+ 39.3%

* 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

