

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

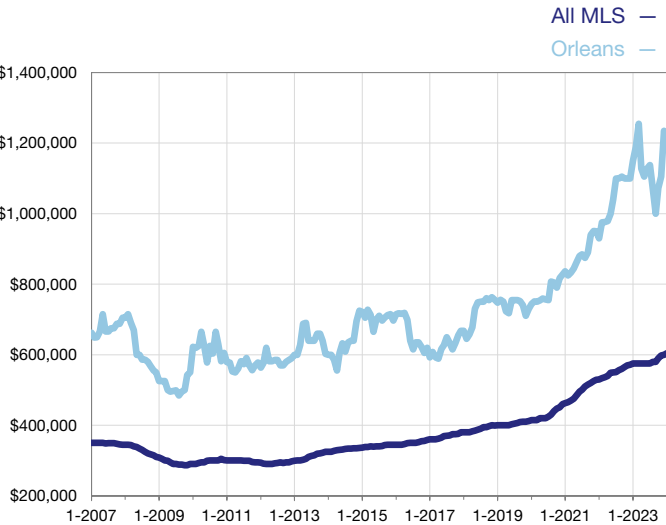
Single-Family Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	4	0.0%	4	4	0.0%
Closed Sales				5	8	+ 60.0%	5	8	+ 60.0%
Median Sales Price*				\$1,275,000	\$857,500	- 32.7%	\$1,275,000	\$857,500	- 32.7%
Inventory of Homes for Sale				17	15	- 11.8%	--	--	--
Months Supply of Inventory				2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale				37	71	+ 91.9%	37	71	+ 91.9%
Percent of Original List Price Received*				92.5%	87.4%	- 5.5%	92.5%	87.4%	- 5.5%
New Listings				4	5	+ 25.0%	4	5	+ 25.0%

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

Condominium Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	3	0.0%	3	3	0.0%
Closed Sales				3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*				\$510,000	\$314,000	- 38.4%	\$510,000	\$314,000	- 38.4%
Inventory of Homes for Sale				7	1	- 85.7%	--	--	--
Months Supply of Inventory				3.0	0.3	- 90.0%	--	--	--
Cumulative Days on Market Until Sale				23	103	+ 347.8%	23	103	+ 347.8%
Percent of Original List Price Received*				98.1%	88.5%	- 9.8%	98.1%	88.5%	- 9.8%
New Listings				7	1	- 85.7%	7	1	- 85.7%

* 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

