

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	9	+ 50.0%	10	12	+ 20.0%
Closed Sales	4	2	- 50.0%	9	11	+ 22.2%
Median Sales Price*	\$1,800,000	\$1,532,500	- 14.9%	\$1,750,000	\$915,000	- 47.7%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	29	12	- 58.6%	34	57	+ 67.6%
Percent of Original List Price Received*	96.4%	93.1%	- 3.4%	94.3%	89.6%	- 5.0%
New Listings	6	11	+ 83.3%	10	16	+ 60.0%

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

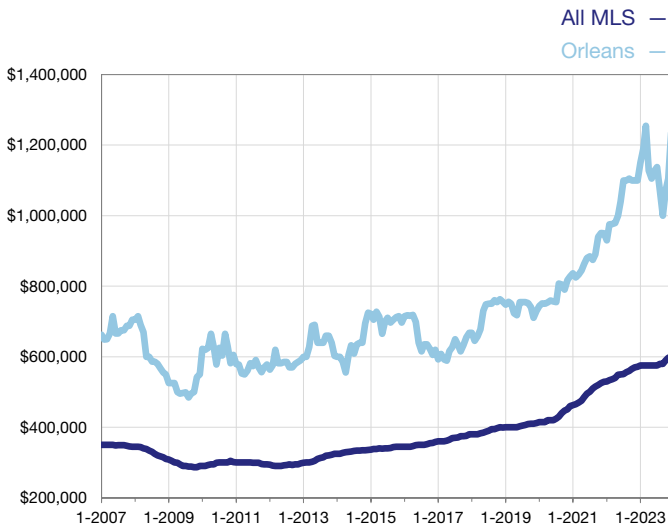
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	5	6	+ 20.0%
Closed Sales	2	3	+ 50.0%	5	5	0.0%
Median Sales Price*	\$390,278	\$409,000	+ 4.8%	\$395,555	\$320,000	- 19.1%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.8	0.6	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	6	302	+ 4,933.3%	16	222	+ 1,287.5%
Percent of Original List Price Received*	100.8%	98.8%	- 2.0%	99.2%	94.6%	- 4.6%
New Listings	1	4	+ 300.0%	8	5	- 37.5%

* 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

