

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	5	- 50.0%	20	17	- 15.0%
Closed Sales	8	9	+ 12.5%	17	20	+ 17.6%
Median Sales Price*	\$1,387,500	\$750,000	- 45.9%	\$1,450,000	\$768,750	- 47.0%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	90	61	- 32.2%	60	59	- 1.7%
Percent of Original List Price Received*	91.1%	99.0%	+ 8.7%	92.8%	93.8%	+ 1.1%
New Listings	14	9	- 35.7%	24	25	+ 4.2%

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

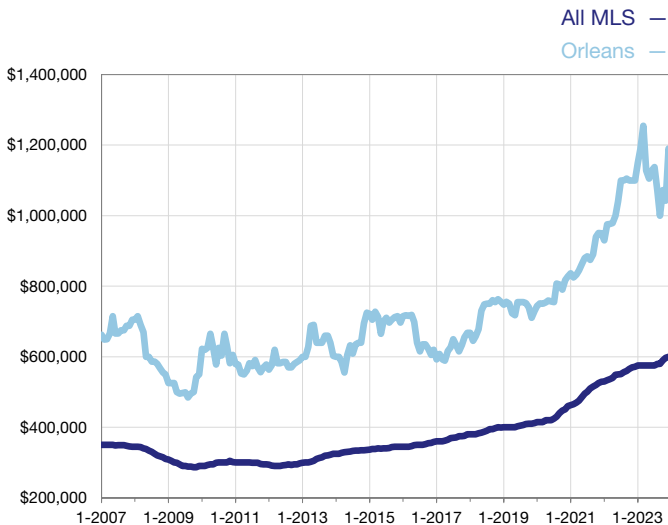
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	8	8	0.0%
Closed Sales	1	2	+ 100.0%	6	7	+ 16.7%
Median Sales Price*	\$285,000	\$482,500	+ 69.3%	\$390,278	\$409,000	+ 4.8%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	15	+ 25.0%	16	163	+ 918.8%
Percent of Original List Price Received*	96.6%	107.8%	+ 11.6%	98.8%	98.4%	- 0.4%
New Listings	3	0	- 100.0%	11	5	- 54.5%

* 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

