

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orange

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	5	- 50.0%	39	35	- 10.3%
Closed Sales	11	6	- 45.5%	35	35	0.0%
Median Sales Price*	\$301,900	<b>\$282,450</b>	- 6.4%	\$287,000	<b>\$291,500</b>	+ 1.6%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	53	27	- 49.1%	55	39	- 29.1%
Percent of Original List Price Received*	104.2%	<b>100.3%</b>	- 3.7%	98.1%	<b>98.2%</b>	+ 0.1%
New Listings	7	9	+ 28.6%	36	43	+ 19.4%

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

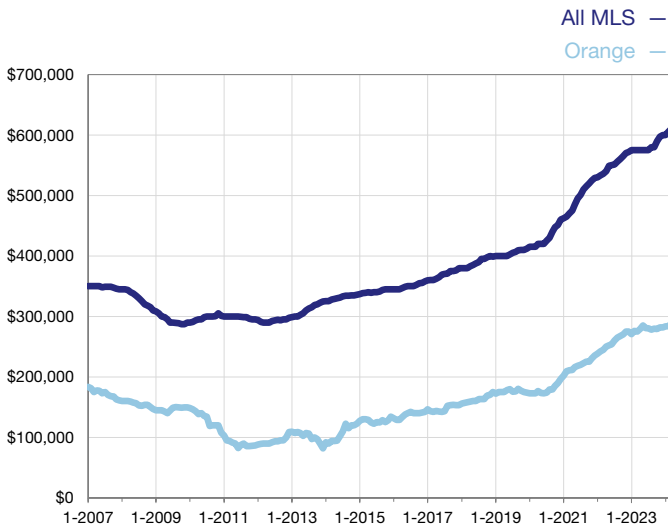
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$325,000	<b>\$0</b>	- 100.0%	\$325,000	<b>\$335,000</b>	+ 3.1%
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	36	0	- 100.0%	36	22	- 38.9%
Percent of Original List Price Received*	92.9%	<b>0.0%</b>	- 100.0%	92.9%	<b>97.1%</b>	+ 4.5%
New Listings	1	0	- 100.0%	2	2	0.0%

\* 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

