

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

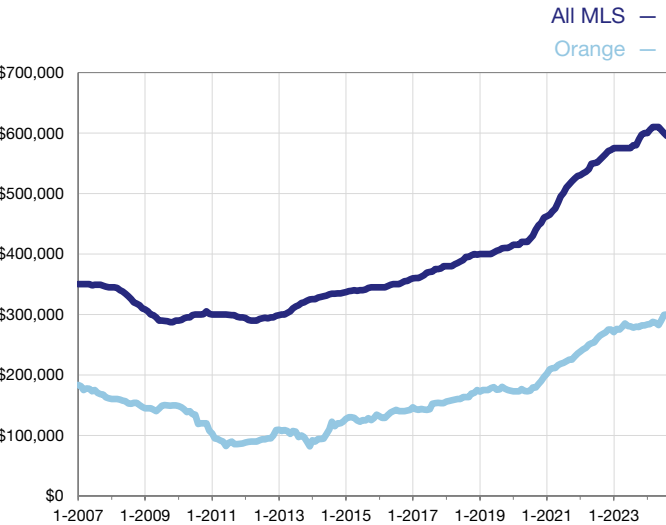
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	56	61	+ 8.9%
Closed Sales	6	11	+ 83.3%	56	58	+ 3.6%
Median Sales Price*	\$284,950	\$318,000	+ 11.6%	\$279,950	\$281,250	+ 0.5%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	11	26	+ 136.4%	46	37	- 19.6%
Percent of Original List Price Received*	100.8%	103.0%	+ 2.2%	98.5%	99.0%	+ 0.5%
New Listings	10	13	+ 30.0%	61	75	+ 23.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	3	4	+ 33.3%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$242,000	--	\$317,500	\$288,500	- 9.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	6	--	30	14	- 53.3%
Percent of Original List Price Received*	0.0%	103.0%	--	94.9%	100.0%	+ 5.4%
New Listings	0	0	--	3	4	+ 33.3%

* 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

