

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

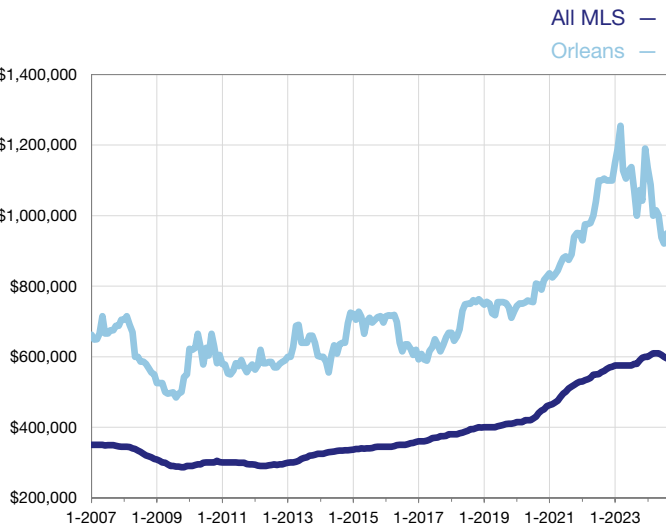
| Single-Family Properties                 |  |  |  | August    |             |          | Year to Date |             |         |
|--|--|--|--|-----------|-------------|----------|--------------|-------------|---------|
| Key Metrics                              |  |  |  | 2023      | 2024        | + / -    | 2023         | 2024        | + / -   |
| Pending Sales                            |  |  |  | 6         | 12          | + 100.0% | 64           | 64          | 0.0%    |
| Closed Sales                             |  |  |  | 9         | 8           | - 11.1%  | 66           | 56          | - 15.2% |
| Median Sales Price*                      |  |  |  | \$800,000 | \$1,687,500 | + 110.9% | \$1,242,500  | \$1,212,500 | - 2.4%  |
| Inventory of Homes for Sale              |  |  |  | 35        | 30          | - 14.3%  | --           | --          | --      |
| Months Supply of Inventory               |  |  |  | 4.4       | 3.6         | - 18.2%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     |  |  |  | 35        | 58          | + 65.7%  | 51           | 58          | + 13.7% |
| Percent of Original List Price Received* |  |  |  | 93.7%     | 98.3%       | + 4.9%   | 95.9%        | 96.2%       | + 0.3%  |
| New Listings                             |  |  |  | 14        | 11          | - 21.4%  | 87           | 89          | + 2.3%  |

\* 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 |           |          |
|--|--|--|--|-----------|-----------|---------|--------------|-----------|----------|
| Key Metrics                              |  |  |  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -    |
| Pending Sales                            |  |  |  | 5         | 4         | - 20.0% | 25           | 19        | - 24.0%  |
| Closed Sales                             |  |  |  | 4         | 6         | + 50.0% | 22           | 19        | - 13.6%  |
| Median Sales Price*                      |  |  |  | \$310,000 | \$422,500 | + 36.3% | \$324,500    | \$429,000 | + 32.2%  |
| Inventory of Homes for Sale              |  |  |  | 6         | 1         | - 83.3% | --           | --        | --       |
| Months Supply of Inventory               |  |  |  | 2.4       | 0.4       | - 83.3% | --           | --        | --       |
| Cumulative Days on Market Until Sale     |  |  |  | 33        | 12        | - 63.6% | 27           | 84        | + 211.1% |
| Percent of Original List Price Received* |  |  |  | 99.3%     | 100.6%    | + 1.3%  | 98.5%        | 98.1%     | - 0.4%   |
| New Listings                             |  |  |  | 8         | 3         | - 62.5% | 29           | 17        | - 41.4%  |

\* 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

