

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

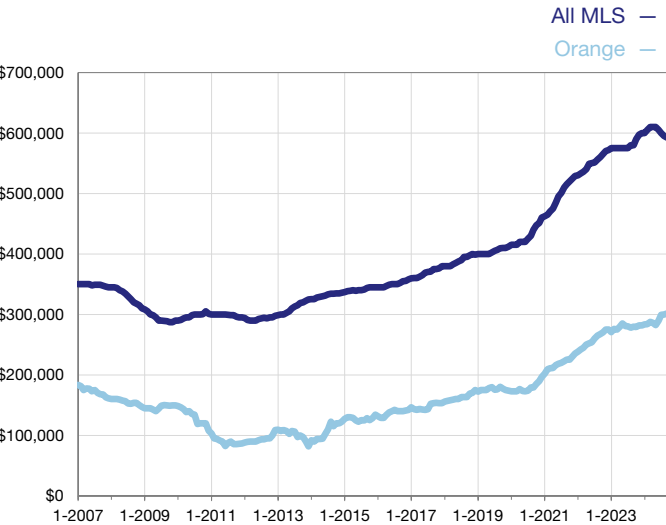
Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				9	9	0.0%	65	67	+ 3.1%
Closed Sales				8	8	0.0%	64	66	+ 3.1%
Median Sales Price*				\$270,500	\$304,000	+ 12.4%	\$279,950	\$291,250	+ 4.0%
Inventory of Homes for Sale				13	15	+ 15.4%	--	--	--
Months Supply of Inventory				1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale				21	44	+ 109.5%	43	38	- 11.6%
Percent of Original List Price Received*				107.5%	97.7%	- 9.1%	99.6%	98.8%	- 0.8%
New Listings				7	9	+ 28.6%	68	85	+ 25.0%

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

Condominium Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	3	4	+ 33.3%
Closed Sales				1	2	+ 100.0%	3	4	+ 33.3%
Median Sales Price*				\$230,000	\$293,500	+ 27.6%	\$310,000	\$292,500	- 5.6%
Inventory of Homes for Sale				0	1	--	--	--	--
Months Supply of Inventory				0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale				21	19	- 9.5%	27	17	- 37.0%
Percent of Original List Price Received*				100.4%	105.1%	+ 4.7%	96.7%	102.6%	+ 6.1%
New Listings				0	1	--	3	5	+ 66.7%

* 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

