

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	9	+ 50.0%	70	72	+ 2.9%
Closed Sales	4	12	+ 200.0%	70	68	- 2.9%
Median Sales Price*	\$1,125,000	\$1,575,000	+ 40.0%	\$1,242,500	\$1,283,000	+ 3.3%
Inventory of Homes for Sale	34	43	+ 26.5%	--	--	--
Months Supply of Inventory	4.5	5.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	12	118	+ 883.3%	48	68	+ 41.7%
Percent of Original List Price Received*	96.1%	94.7%	- 1.5%	95.9%	96.0%	+ 0.1%
New Listings	7	24	+ 242.9%	93	111	+ 19.4%

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

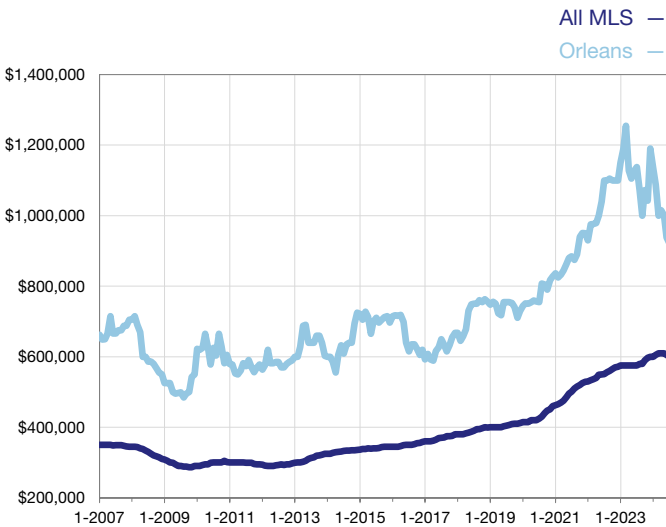
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	2	- 50.0%	29	21	- 27.6%
Closed Sales	5	3	- 40.0%	27	22	- 18.5%
Median Sales Price*	\$305,000	\$470,000	+ 54.1%	\$310,000	\$445,750	+ 43.8%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	14	43	+ 207.1%	25	78	+ 212.0%
Percent of Original List Price Received*	100.7%	98.9%	- 1.8%	98.9%	98.2%	- 0.7%
New Listings	3	5	+ 66.7%	32	22	- 31.3%

* 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

