

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	3	- 57.1%	72	68	- 5.6%
Closed Sales	5	9	+ 80.0%	69	76	+ 10.1%
Median Sales Price*	\$252,500	\$295,000	+ 16.8%	\$279,900	\$291,250	+ 4.1%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	121	23	- 81.0%	48	36	- 25.0%
Percent of Original List Price Received*	99.0%	99.4%	+ 0.4%	99.5%	98.9%	- 0.6%
New Listings	10	8	- 20.0%	78	93	+ 19.2%

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

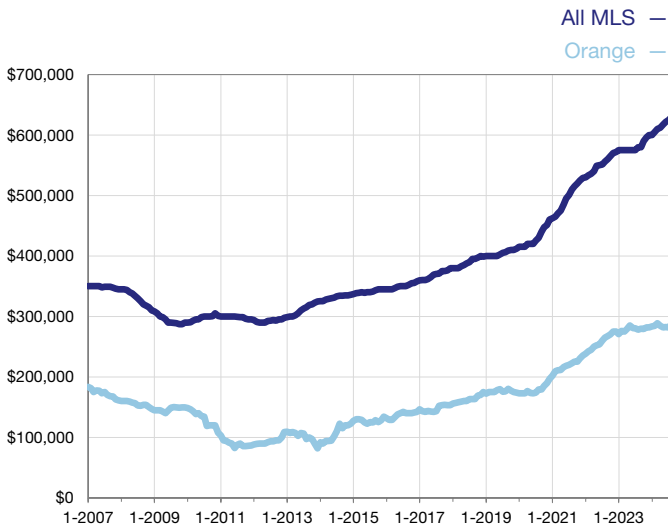
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	3	5	+ 66.7%
Closed Sales	0	0	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$310,000	\$292,500	- 5.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	27	17	- 37.0%
Percent of Original List Price Received*	0.0%	0.0%	--	96.7%	102.6%	+ 6.1%
New Listings	0	0	--	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

