

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

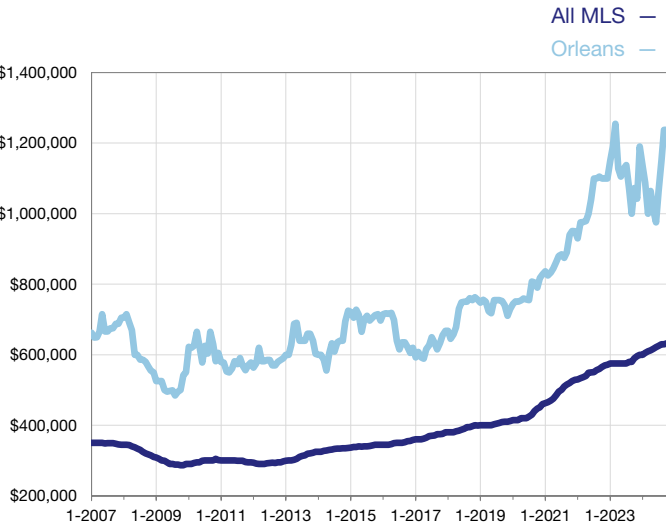
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	16	+ 23.1%	83	85	+ 2.4%
Closed Sales	7	13	+ 85.7%	77	81	+ 5.2%
Median Sales Price*	\$1,075,000	\$1,200,000	+ 11.6%	\$1,210,000	\$1,250,000	+ 3.3%
Inventory of Homes for Sale	35	42	+ 20.0%	--	--	--
Months Supply of Inventory	4.5	4.9	+ 8.9%	--	--	--
Cumulative Days on Market Until Sale	34	54	+ 58.8%	47	66	+ 40.4%
Percent of Original List Price Received*	94.4%	91.5%	- 3.1%	95.8%	95.3%	- 0.5%
New Listings	15	16	+ 6.7%	108	125	+ 15.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	32	21	- 34.4%
Closed Sales	4	2	- 50.0%	31	24	- 22.6%
Median Sales Price*	\$420,500	\$543,125	+ 29.2%	\$339,000	\$455,000	+ 34.2%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	21	6	- 71.4%	24	72	+ 200.0%
Percent of Original List Price Received*	101.4%	100.7%	- 0.7%	99.2%	98.4%	- 0.8%
New Listings	3	2	- 33.3%	35	24	- 31.4%

* 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

