

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

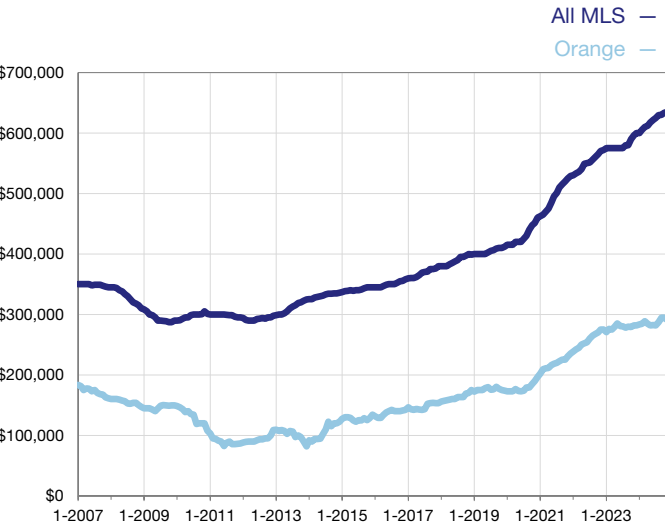
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	78	71	- 9.0%
Closed Sales	9	2	- 77.8%	78	78	0.0%
Median Sales Price*	\$302,000	\$180,000	- 40.4%	\$282,000	\$286,750	+ 1.7%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 7.7%	46	36	- 21.7%
Percent of Original List Price Received*	95.4%	92.1%	- 3.5%	99.1%	98.7%	- 0.4%
New Listings	9	4	- 55.6%	87	97	+ 11.5%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	3	5	+ 66.7%
Closed Sales	0	1	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$245,000	--	\$310,000	\$250,000	- 19.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	15	--	27	16	- 40.7%
Percent of Original List Price Received*	0.0%	101.2%	--	96.7%	102.3%	+ 5.8%
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

