

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

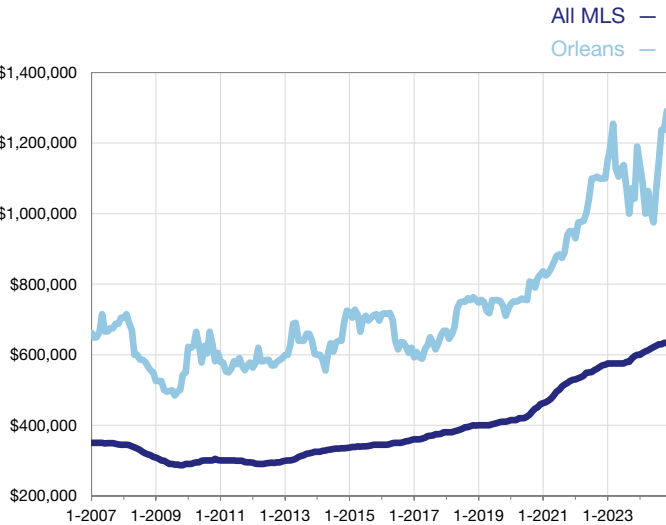
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	10	0.0%	93	95	+ 2.2%
Closed Sales	9	11	+ 22.2%	86	92	+ 7.0%
Median Sales Price*	\$900,000	\$1,710,000	+ 90.0%	\$1,090,000	\$1,283,000	+ 17.7%
Inventory of Homes for Sale	27	32	+ 18.5%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--
Cumulative Days on Market Until Sale	52	181	+ 248.1%	47	80	+ 70.2%
Percent of Original List Price Received*	93.6%	87.5%	- 6.5%	95.6%	94.3%	- 1.4%
New Listings	10	4	- 60.0%	118	130	+ 10.2%

* 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	1	2	+ 100.0%	33	25	- 24.2%
Closed Sales	3	2	- 33.3%	34	26	- 23.5%
Median Sales Price*	\$308,000	\$552,500	+ 79.4%	\$324,500	\$455,000	+ 40.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	27	1	- 96.3%	25	67	+ 168.0%
Percent of Original List Price Received*	95.3%	100.7%	+ 5.7%	98.9%	98.6%	- 0.3%
New Listings	3	1	- 66.7%	38	27	- 28.9%

* 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

