

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

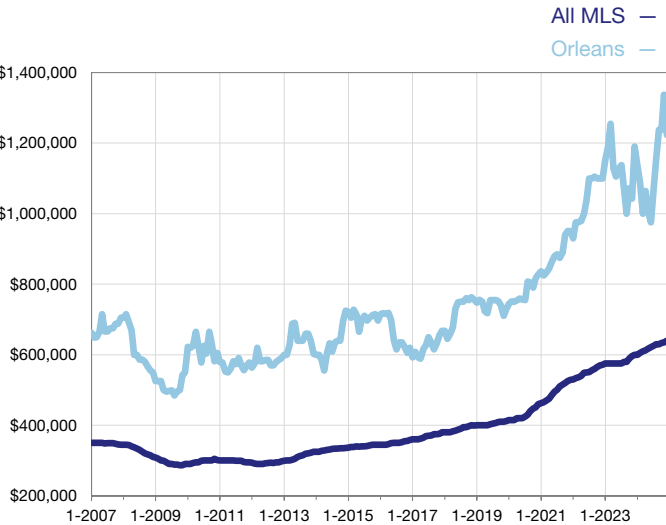
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	3	- 62.5%	101	99	- 2.0%
Closed Sales	12	8	- 33.3%	98	100	+ 2.0%
Median Sales Price*	\$1,500,000	\$856,750	- 42.9%	\$1,190,000	\$1,222,500	+ 2.7%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	84	49	- 41.7%	52	77	+ 48.1%
Percent of Original List Price Received*	94.7%	90.1%	- 4.9%	95.5%	94.0%	- 1.6%
New Listings	3	2	- 33.3%	121	132	+ 9.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	36	27	- 25.0%
Closed Sales	2	3	+ 50.0%	36	29	- 19.4%
Median Sales Price*	\$310,750	\$400,000	+ 28.7%	\$315,750	\$450,000	+ 42.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	20	62	+ 210.0%	24	66	+ 175.0%
Percent of Original List Price Received*	96.3%	95.4%	- 0.9%	98.7%	98.2%	- 0.5%
New Listings	1	1	0.0%	39	28	- 28.2%

* 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

