

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|-------------|----------|--------------|-------------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 3 | 10 | + 233.3% | 3 | 10 | + 233.3% |
| Closed Sales | 9 | 6 | - 33.3% | 9 | 6 | - 33.3% |
| Median Sales Price* | \$915,000 | \$1,175,000 | + 28.4% | \$915,000 | \$1,175,000 | + 28.4% |
| Inventory of Homes for Sale | 17 | 24 | + 41.2% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 2.8 | + 40.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 68 | 25 | - 63.2% | 68 | 25 | - 63.2% |
| Percent of Original List Price Received* | 88.8% | 96.1% | + 8.2% | 88.8% | 96.1% | + 8.2% |
| New Listings | 5 | 7 | + 40.0% | 5 | 7 | + 40.0% |

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

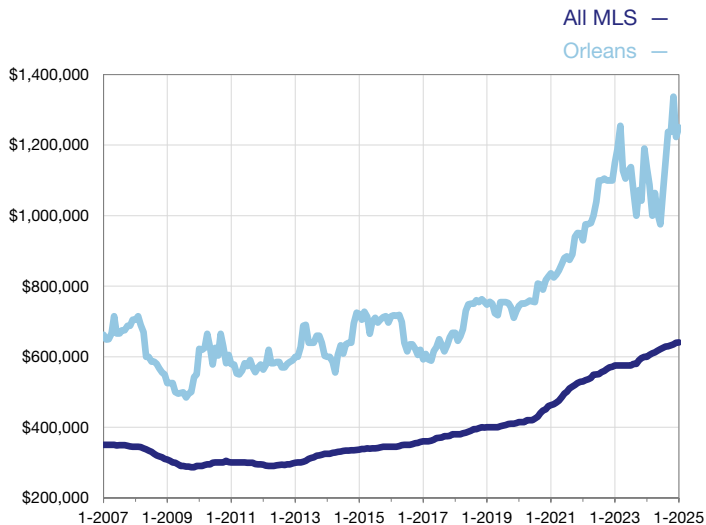
Condominium Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 3 | 5 | + 66.7% | 3 | 5 | + 66.7% |
| Closed Sales | 2 | 1 | - 50.0% | 2 | 1 | - 50.0% |
| Median Sales Price* | \$314,000 | \$295,000 | - 6.1% | \$314,000 | \$295,000 | - 6.1% |
| Inventory of Homes for Sale | 2 | 5 | + 150.0% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.8 | - 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 103 | 9 | - 91.3% | 103 | 9 | - 91.3% |
| Percent of Original List Price Received* | 88.5% | 99.2% | + 12.1% | 88.5% | 99.2% | + 12.1% |
| New Listings | 1 | 9 | + 800.0% | 1 | 9 | + 800.0% |

* 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

