

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

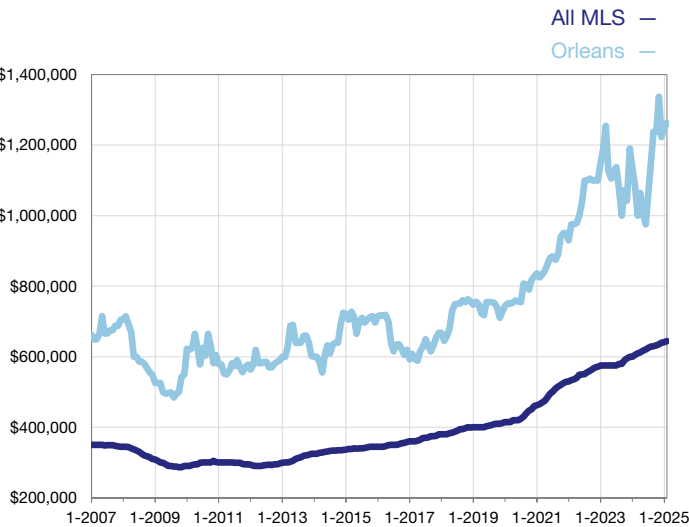
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	11	14	+ 27.3%
Closed Sales	2	5	+ 150.0%	11	11	0.0%
Median Sales Price*	\$1,532,500	\$1,580,000	+ 3.1%	\$915,000	\$1,300,000	+ 42.1%
Inventory of Homes for Sale	19	26	+ 36.8%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--
Cumulative Days on Market Until Sale	12	80	+ 566.7%	57	50	- 12.3%
Percent of Original List Price Received*	93.1%	93.6%	+ 0.5%	89.6%	95.0%	+ 6.0%
New Listings	11	9	- 18.2%	16	16	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	6	6	0.0%
Closed Sales	3	6	+ 100.0%	5	7	+ 40.0%
Median Sales Price*	\$409,000	\$422,500	+ 3.3%	\$320,000	\$420,000	+ 31.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	302	13	- 95.7%	222	12	- 94.6%
Percent of Original List Price Received*	98.8%	100.4%	+ 1.6%	94.6%	100.2%	+ 5.9%
New Listings	4	1	- 75.0%	5	10	+ 100.0%

\* 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

