

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	3	- 40.0%	21	22	+ 4.8%
Closed Sales	7	7	0.0%	27	25	- 7.4%
Median Sales Price*	\$1,225,000	\$1,160,000	- 5.3%	\$784,000	\$1,160,000	+ 48.0%
Inventory of Homes for Sale	24	41	+ 70.8%	--	--	--
Months Supply of Inventory	3.2	5.0	+ 56.3%	--	--	--
Cumulative Days on Market Until Sale	68	99	+ 45.6%	61	68	+ 11.5%
Percent of Original List Price Received*	91.1%	94.5%	+ 3.7%	93.1%	93.8%	+ 0.8%
New Listings	8	14	+ 75.0%	33	42	+ 27.3%

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

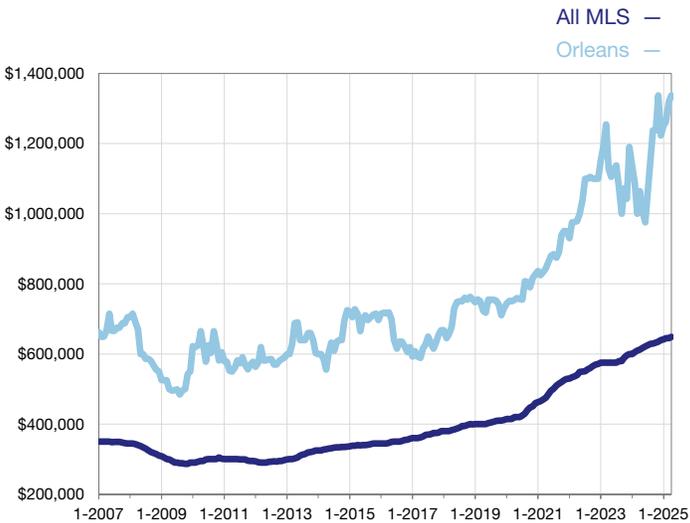
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	8	13	+ 62.5%
Closed Sales	3	2	- 33.3%	10	11	+ 10.0%
Median Sales Price*	\$512,500	\$342,500	- 33.2%	\$444,500	\$420,000	- 5.5%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.1	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	102	41	- 59.8%	145	31	- 78.6%
Percent of Original List Price Received*	93.7%	96.0%	+ 2.5%	97.0%	99.4%	+ 2.5%
New Listings	1	5	+ 400.0%	6	19	+ 216.7%

* 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

