

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	11	- 8.3%	33	33	0.0%
Closed Sales	3	2	- 33.3%	30	27	- 10.0%
Median Sales Price*	\$950,000	\$1,307,450	+ 37.6%	\$857,500	\$1,160,000	+ 35.3%
Inventory of Homes for Sale	29	50	+ 72.4%	--	--	--
Months Supply of Inventory	3.9	6.2	+ 59.0%	--	--	--
Cumulative Days on Market Until Sale	25	38	+ 52.0%	58	66	+ 13.8%
Percent of Original List Price Received*	105.2%	96.8%	- 8.0%	94.3%	94.0%	- 0.3%
New Listings	19	20	+ 5.3%	52	63	+ 21.2%

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

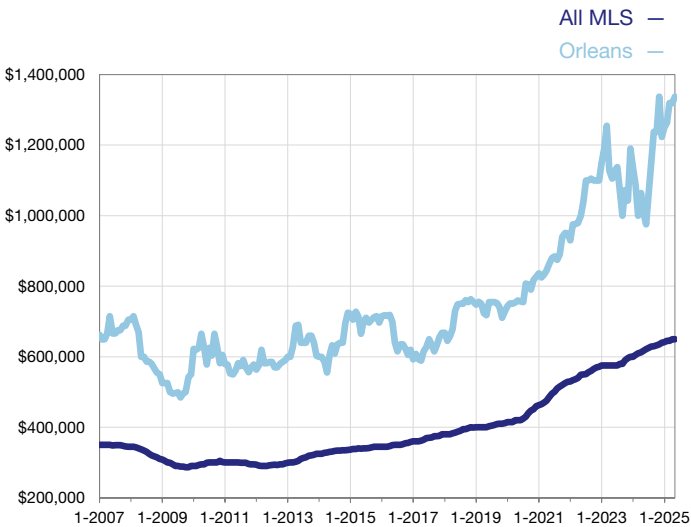
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	10	16	+ 60.0%
Closed Sales	0	3	--	10	14	+ 40.0%
Median Sales Price*	\$0	\$705,000	--	\$444,500	\$422,500	- 4.9%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.7	3.3	+ 371.4%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	145	29	- 80.0%
Percent of Original List Price Received*	0.0%	101.0%	--	97.0%	99.7%	+ 2.8%
New Listings	3	7	+ 133.3%	9	26	+ 188.9%

* 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

