

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	9	+ 28.6%	50	55	+ 10.0%
Closed Sales	5	7	+ 40.0%	48	50	+ 4.2%
Median Sales Price*	\$245,000	\$365,000	+ 49.0%	\$269,000	\$358,200	+ 33.2%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--
Cumulative Days on Market Until Sale	67	27	- 59.7%	39	59	+ 51.3%
Percent of Original List Price Received*	94.6%	99.6%	+ 5.3%	98.1%	99.6%	+ 1.5%
New Listings	11	9	- 18.2%	63	62	- 1.6%

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

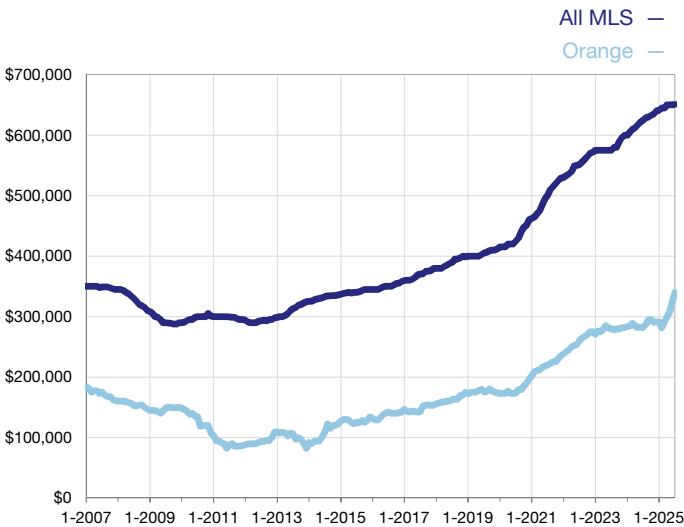
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$299,900	--	\$335,000	\$299,900	- 10.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	7	--	22	7	- 68.2%
Percent of Original List Price Received*	0.0%	100.0%	--	97.1%	100.0%	+ 3.0%
New Listings	1	0	- 100.0%	4	3	- 25.0%

* 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

