

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	5	+ 150.0%	98	90	- 8.2%
Closed Sales	8	8	0.0%	101	89	- 11.9%
Median Sales Price*	\$856,750	<b>\$1,172,000</b>	+ 36.8%	\$1,225,000	<b>\$1,260,000</b>	+ 2.9%
Inventory of Homes for Sale	30	28	- 6.7%	--	--	--
Months Supply of Inventory	3.7	3.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	108	+ 120.4%	76	77	+ 1.3%
Percent of Original List Price Received*	90.1%	88.5%	- 1.8%	94.2%	92.4%	- 1.9%
New Listings	3	3	0.0%	134	122	- 9.0%

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

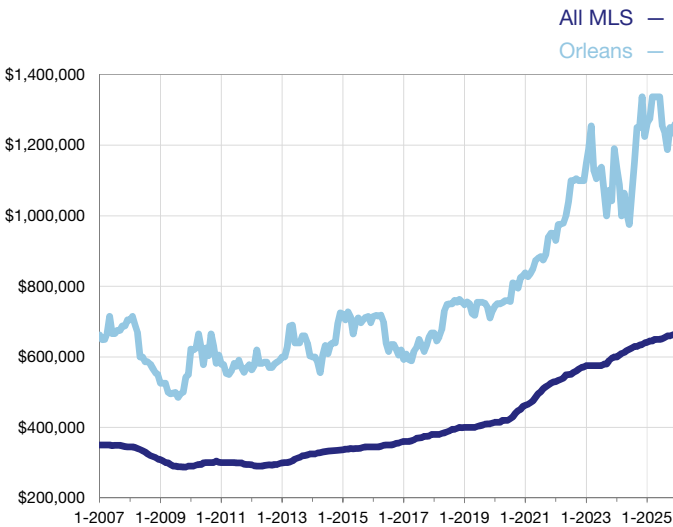
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	27	40	+ 48.1%
Closed Sales	3	3	0.0%	29	35	+ 20.7%
Median Sales Price*	\$400,000	<b>\$650,000</b>	+ 62.5%	\$450,000	<b>\$425,000</b>	- 5.6%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--
Cumulative Days on Market Until Sale	62	47	- 24.2%	66	42	- 36.4%
Percent of Original List Price Received*	95.4%	91.6%	- 4.0%	98.2%	97.2%	- 1.0%
New Listings	1	3	+ 200.0%	28	53	+ 89.3%

\* 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

