

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	8	+ 14.3%	15	16	+ 6.7%
Closed Sales	5	4	- 20.0%	11	8	- 27.3%
Median Sales Price*	\$1,580,000	\$861,500	- 45.5%	\$1,300,000	\$931,250	- 28.4%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	3.5	3.4	- 2.9%	--	--	--
Cumulative Days on Market Until Sale	89	153	+ 71.9%	54	131	+ 142.6%
Percent of Original List Price Received*	93.6%	83.0%	- 11.3%	95.0%	86.1%	- 9.4%
New Listings	10	7	- 30.0%	17	13	- 23.5%

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

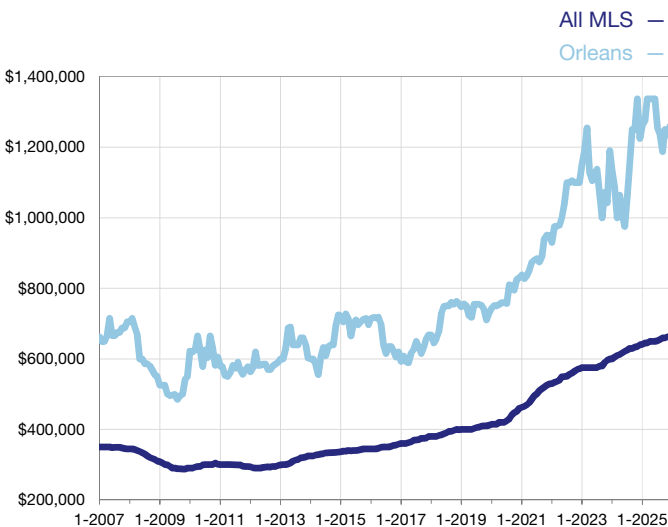
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	6	7	+ 16.7%
Closed Sales	6	2	- 66.7%	7	7	0.0%
Median Sales Price*	\$422,500	\$602,500	+ 42.6%	\$420,000	\$315,000	- 25.0%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	13	77	+ 492.3%	12	52	+ 333.3%
Percent of Original List Price Received*	100.4%	84.8%	- 15.5%	100.2%	91.3%	- 8.9%
New Listings	1	2	+ 100.0%	10	4	- 60.0%

* 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

