

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Orleans

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	9	+ 125.0%	19	23	+ 21.1%
Closed Sales	7	7	0.0%	18	15	- 16.7%
Median Sales Price*	\$1,097,000	\$1,100,000	+ 0.3%	\$1,167,500	\$937,500	- 19.7%
Inventory of Homes for Sale	35	25	- 28.6%	--	--	--
Months Supply of Inventory	4.2	3.3	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	60	171	+ 185.0%	56	150	+ 167.9%
Percent of Original List Price Received*	91.3%	96.1%	+ 5.3%	93.5%	90.7%	- 3.0%
New Listings	11	9	- 18.2%	28	22	- 21.4%

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

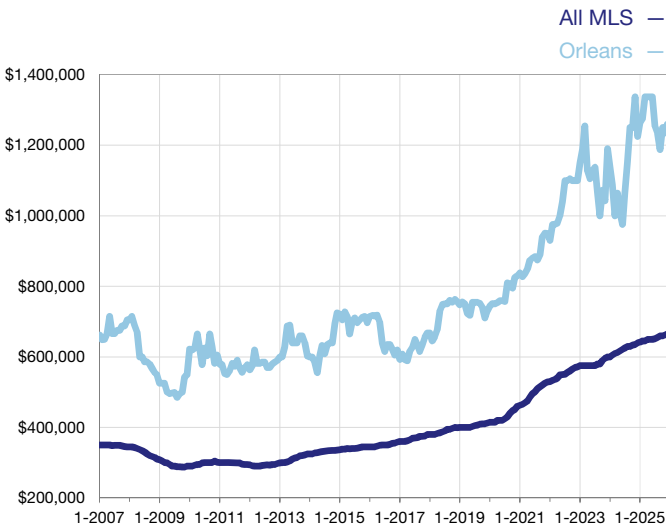
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	6	+ 20.0%	11	12	+ 9.1%
Closed Sales	2	4	+ 100.0%	9	11	+ 22.2%
Median Sales Price*	\$449,000	\$385,000	- 14.3%	\$425,000	\$355,000	- 16.5%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	90	74	- 17.8%	29	60	+ 106.9%
Percent of Original List Price Received*	100.0%	91.7%	- 8.3%	100.2%	91.5%	- 8.7%
New Listings	4	3	- 25.0%	14	7	- 50.0%

\* 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

