

# Local Market Update – April 2026

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## Orleans

### Single-Family Properties

| Key Metrics                              | April       |             |          | Year to Date |             |         |
|--|-------------|-------------|----------|--------------|-------------|---------|
|  | 2025        | 2026        | + / -    | 2025         | 2026        | + / -   |
| Pending Sales                            | 3           | 7           | + 133.3% | 22           | 28          | + 27.3% |
| Closed Sales                             | 7           | 7           | 0.0%     | 25           | 22          | - 12.0% |
| Median Sales Price*                      | \$1,160,000 | \$1,425,000 | + 22.8%  | \$1,160,000  | \$1,087,500 | - 6.3%  |
| Inventory of Homes for Sale              | 43          | 30          | - 30.2%  | --           | --          | --      |
| Months Supply of Inventory               | 5.2         | 3.8         | - 26.9%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 99          | 51          | - 48.5%  | 68           | 118         | + 73.5% |
| Percent of Original List Price Received* | 94.5%       | 92.5%       | - 2.1%   | 93.8%        | 91.3%       | - 2.7%  |
| New Listings                             | 15          | 13          | - 13.3%  | 43           | 35          | - 18.6% |

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

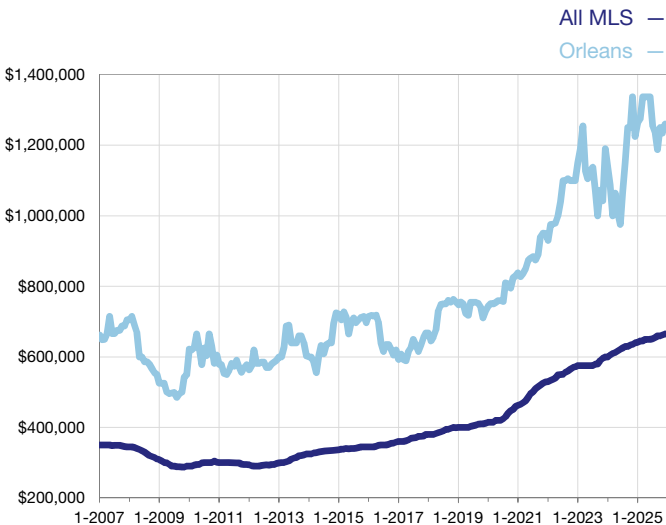
### Condominium Properties

| Key Metrics                              | April     |           |          | Year to Date |           |          |
|--|-----------|-----------|----------|--------------|-----------|----------|
|  | 2025      | 2026      | + / -    | 2025         | 2026      | + / -    |
| Pending Sales                            | 2         | 6         | + 200.0% | 13           | 16        | + 23.1%  |
| Closed Sales                             | 2         | 5         | + 150.0% | 11           | 16        | + 45.5%  |
| Median Sales Price*                      | \$342,500 | \$360,000 | + 5.1%   | \$420,000    | \$357,500 | - 14.9%  |
| Inventory of Homes for Sale              | 6         | 2         | - 66.7%  | --           | --        | --       |
| Months Supply of Inventory               | 2.1       | 0.5       | - 76.2%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 41        | 113       | + 175.6% | 31           | 77        | + 148.4% |
| Percent of Original List Price Received* | 96.0%     | 96.1%     | + 0.1%   | 99.4%        | 92.9%     | - 6.5%   |
| New Listings                             | 5         | 0         | - 100.0% | 19           | 7         | - 63.2%  |

\* 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

