

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orange

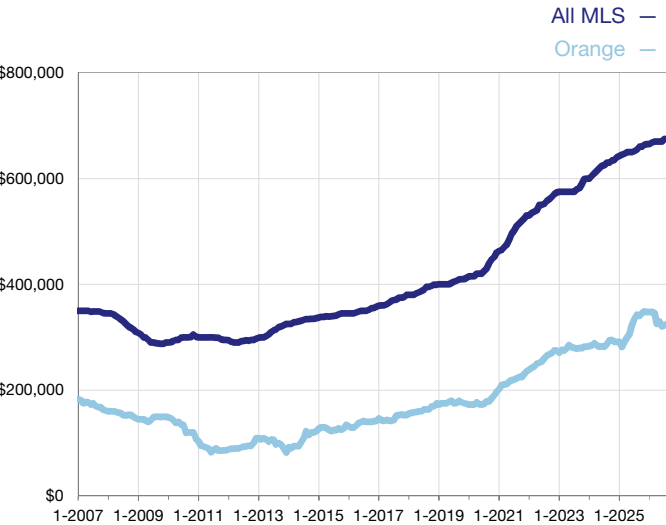
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	58	59	+ 1.7%
Closed Sales	5	7	+ 40.0%	56	55	- 1.8%
Median Sales Price*	\$352,000	\$405,000	+ 15.1%	\$353,000	\$345,000	- 2.3%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	3.0	1.7	- 43.3%	--	--	--
Cumulative Days on Market Until Sale	28	50	+ 78.6%	55	50	- 9.1%
Percent of Original List Price Received*	100.3%	96.6%	- 3.7%	99.7%	99.7%	0.0%
New Listings	7	5	- 28.6%	66	63	- 4.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$299,900	\$347,500	+ 15.9%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	7	22	+ 214.3%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	100.7%	+ 0.7%
New Listings	0	3	--	3	4	+ 33.3%

* 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

