

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Orleans

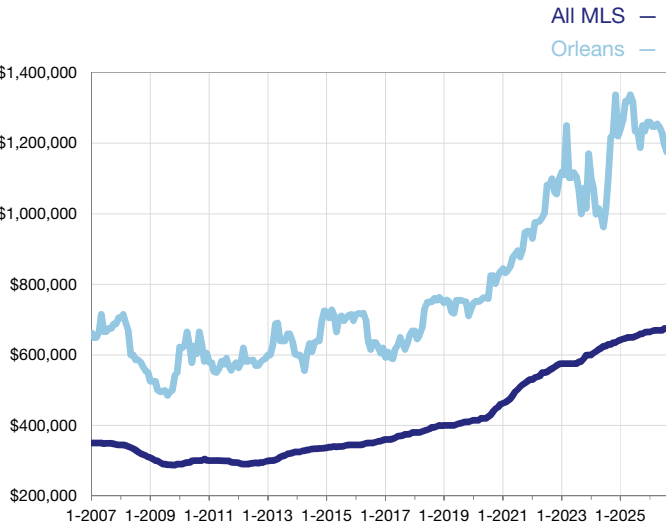
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	10	- 41.2%	54	62	+ 14.8%
Closed Sales	5	8	+ 60.0%	46	52	+ 13.0%
Median Sales Price*	\$2,200,000	\$1,262,000	- 42.6%	\$1,197,500	\$987,500	- 17.5%
Inventory of Homes for Sale	50	30	- 40.0%	--	--	--
Months Supply of Inventory	6.8	3.8	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	116	29	- 75.0%	69	87	+ 26.1%
Percent of Original List Price Received*	89.5%	96.5%	+ 7.8%	92.5%	94.1%	+ 1.7%
New Listings	13	12	- 7.7%	89	83	- 6.7%

* 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	0	3	--	25	24	- 4.0%
Closed Sales	5	1	- 80.0%	24	26	+ 8.3%
Median Sales Price*	\$309,000	\$440,000	+ 42.4%	\$420,000	\$357,500	- 14.9%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	3.6	2.5	- 30.6%	--	--	--
Cumulative Days on Market Until Sale	36	19	- 47.2%	30	69	+ 130.0%
Percent of Original List Price Received*	97.3%	97.8%	+ 0.5%	98.8%	93.1%	- 5.8%
New Listings	2	5	+ 150.0%	37	22	- 40.5%

* 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

