Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Orange

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**4**	0.0%	67	**64**	- 4.5%
Closed Sales	5	**5**	0.0%	66	**65**	- 1.5%
Median Sales Price*	$325,000	**$272,220**	- 16.2%	$350,000	**$332,000**	- 5.1%
Inventory of Homes for Sale	21	**17**	- 19.0%	--	--	--
Months Supply of Inventory	3.3	**2.7**	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	50	**82**	+ 64.0%	53	**52**	- 1.9%
Percent of Original List Price Received*	96.6%	**87.4%**	- 9.5%	99.5%	**98.5%**	- 1.0%
New Listings	4	**7**	+ 75.0%	80	**78**	- 2.5%

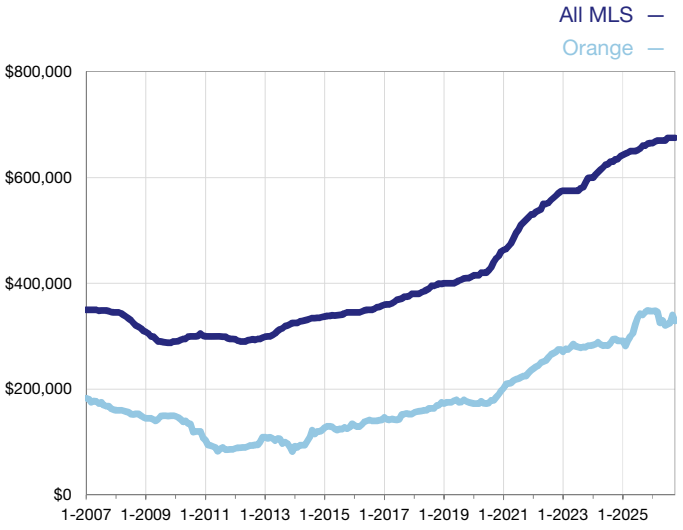
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

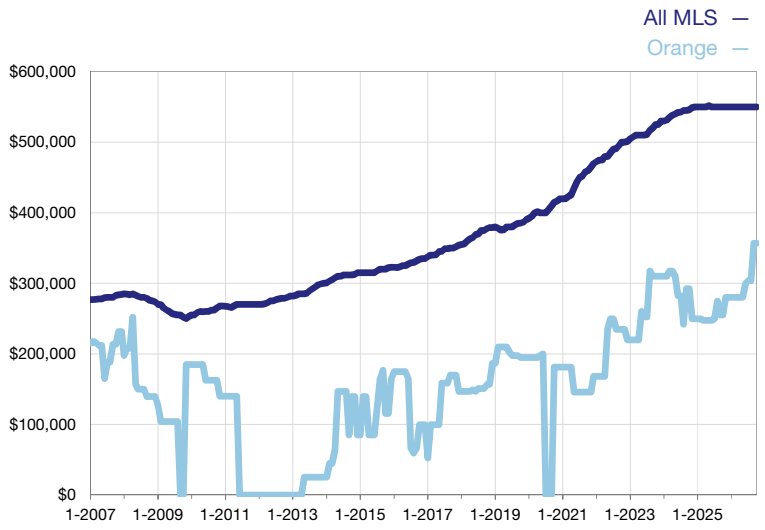
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	3	**1**	- 66.7%
Closed Sales	0	**0**	--	3	**1**	- 66.7%
Median Sales Price*	$0	**$0**	--	$260,000	**$347,500**	+ 33.7%
Inventory of Homes for Sale	3	**4**	+ 33.3%	--	--	--
Months Supply of Inventory	3.0	**4.0**	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	32	**22**	- 31.3%
Percent of Original List Price Received*	0.0%	**0.0%**	--	101.3%	**100.7%**	- 0.6%
New Listings	1	**1**	0.0%	6	**5**	- 16.7%

* 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



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