Local Market Update – October 2026

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

Orleans

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**5**	- 50.0%	77	**78**	+ 1.3%
Closed Sales	16	**8**	- 50.0%	70	**68**	- 2.9%
Median Sales Price*	$1,490,000	**$867,500**	- 41.8%	$1,280,000	**$1,062,500**	- 17.0%
Inventory of Homes for Sale	49	**36**	- 26.5%	--	--	--
Months Supply of Inventory	6.5	**4.9**	- 24.6%	--	--	--
Cumulative Days on Market Until Sale	66	**58**	- 12.1%	75	**79**	+ 5.3%
Percent of Original List Price Received*	94.8%	**97.0%**	+ 2.3%	92.7%	**95.2%**	+ 2.7%
New Listings	14	**10**	- 28.6%	117	**108**	- 7.7%

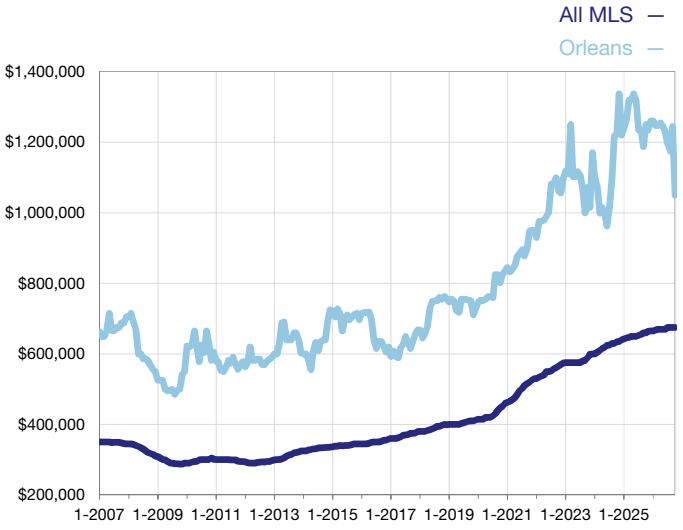
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

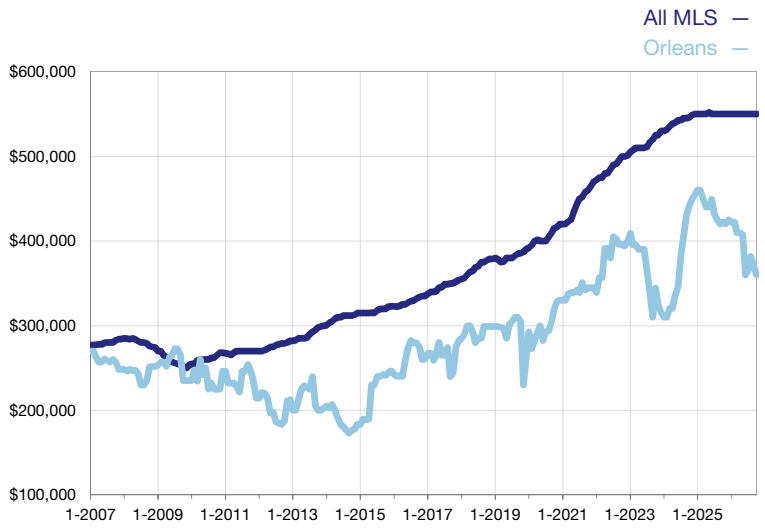
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**3**	- 50.0%	39	**29**	- 25.6%
Closed Sales	7	**1**	- 85.7%	33	**32**	- 3.0%
Median Sales Price*	$910,000	**$684,675**	- 24.8%	$425,000	**$357,500**	- 15.9%
Inventory of Homes for Sale	12	**9**	- 25.0%	--	--	--
Months Supply of Inventory	3.1	**3.1**	0.0%	--	--	--
Cumulative Days on Market Until Sale	69	**4**	- 94.2%	42	**62**	+ 47.6%
Percent of Original List Price Received*	96.3%	**96.6%**	+ 0.3%	97.8%	**94.4%**	- 3.5%
New Listings	7	**4**	- 42.9%	52	**29**	- 44.2%

* 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



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