

Local Market Update – July 2025

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



Orleans

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	1	- 88.9%	49	38	- 22.4%
Closed Sales	10	5	- 50.0%	43	41	- 4.7%
Median Sales Price*	\$1,847,500	\$965,000	- 47.8%	\$1,225,000	\$1,160,000	- 5.3%
Inventory of Homes for Sale	30	47	+ 56.7%	--	--	--
Months Supply of Inventory	4.2	6.9	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	47	35	- 25.5%	52	59	+ 13.5%
Percent of Original List Price Received*	100.2%	88.2%	- 12.0%	96.0%	92.8%	- 3.3%
New Listings	14	6	- 57.1%	75	71	- 5.3%

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

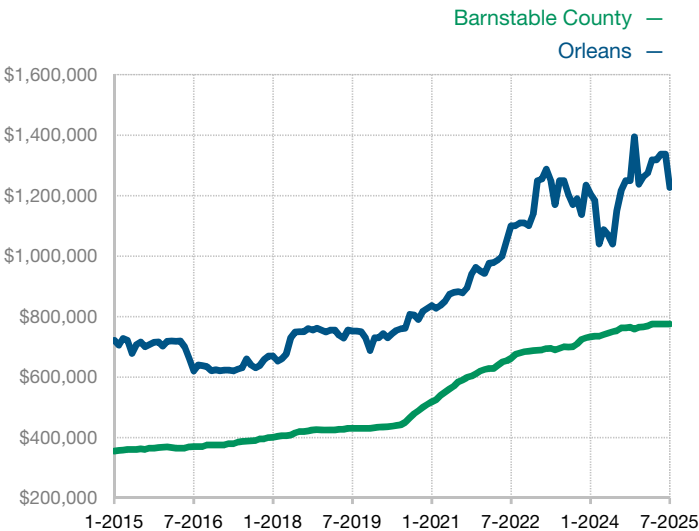
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	2	- 33.3%	15	20	+ 33.3%
Closed Sales	2	1	- 50.0%	15	17	+ 13.3%
Median Sales Price*	\$645,000	\$425,000	- 34.1%	\$429,000	\$420,000	- 2.1%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.4	2.8	+ 600.0%	--	--	--
Cumulative Days on Market Until Sale	17	34	+ 100.0%	67	18	- 73.1%
Percent of Original List Price Received*	101.3%	94.7%	- 6.5%	96.7%	99.1%	+ 2.5%
New Listings	1	2	+ 100.0%	13	27	+ 107.7%

* 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

