

Local Market Update – March 2026

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



Orleans

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	8	+ 100.0%	19	20	+ 5.3%
Closed Sales	7	6	- 14.3%	18	13	- 27.8%
Median Sales Price*	\$1,097,000	\$1,157,500	+ 5.5%	\$1,167,500	\$937,500	- 19.7%
Inventory of Homes for Sale	32	24	- 25.0%	--	--	--
Months Supply of Inventory	4.0	3.3	- 17.5%	--	--	--
Cumulative Days on Market Until Sale	51	119	+ 133.3%	48	114	+ 137.5%
Percent of Original List Price Received*	91.3%	98.2%	+ 7.6%	93.5%	92.3%	- 1.3%
New Listings	11	9	- 18.2%	28	22	- 21.4%

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

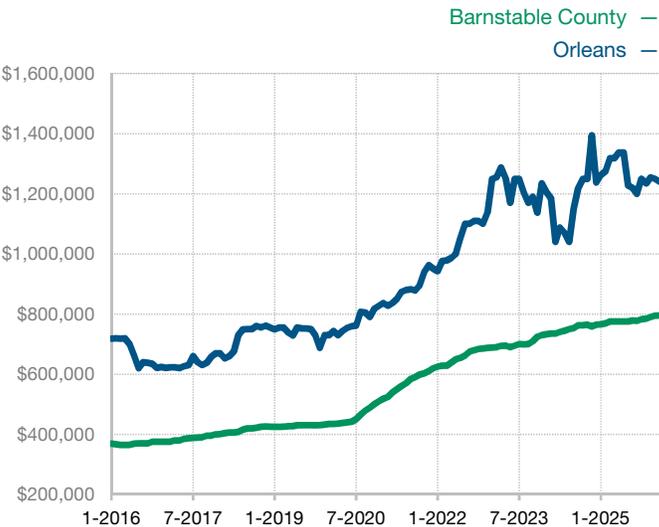
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	7	+ 75.0%	10	13	+ 30.0%
Closed Sales	1	4	+ 300.0%	8	11	+ 37.5%
Median Sales Price*	\$449,000	\$385,000	- 14.3%	\$422,500	\$355,000	- 16.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	32	63	+ 96.9%	8	56	+ 600.0%
Percent of Original List Price Received*	100.0%	91.7%	- 8.3%	100.2%	91.5%	- 8.7%
New Listings	4	3	- 25.0%	12	7	- 41.7%

* 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

