

Local Market Update – December 2025

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



Orleans

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	5	+ 150.0%	93	87	- 6.5%
Closed Sales	8	9	+ 12.5%	92	88	- 4.3%
Median Sales Price*	\$856,750	\$995,000	+ 16.1%	\$1,237,500	\$1,255,000	+ 1.4%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	3.5	3.7	+ 5.7%	--	--	--
Cumulative Days on Market Until Sale	41	106	+ 158.5%	70	80	+ 14.3%
Percent of Original List Price Received*	90.1%	89.8%	- 0.3%	94.3%	92.3%	- 2.1%
New Listings	3	3	0.0%	129	116	- 10.1%

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

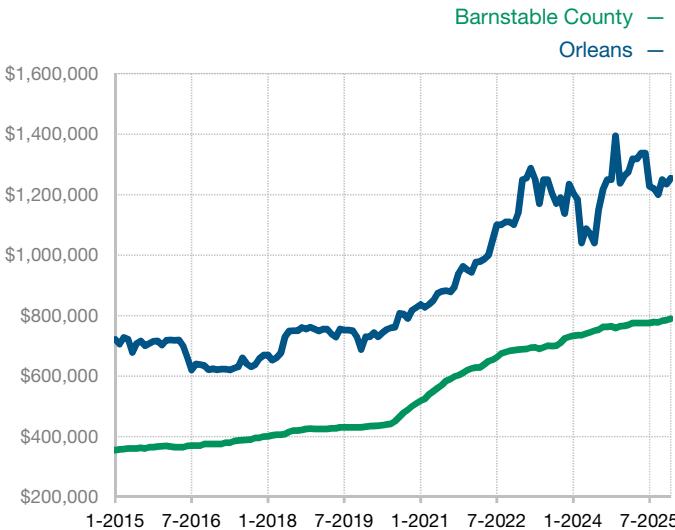
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	23	36	+ 56.5%
Closed Sales	3	2	- 33.3%	26	31	+ 19.2%
Median Sales Price*	\$400,000	\$680,500	+ 70.1%	\$445,750	\$425,000	- 4.7%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.9	3.1	+ 244.4%	--	--	--
Cumulative Days on Market Until Sale	62	60	- 3.2%	52	34	- 34.6%
Percent of Original List Price Received*	95.4%	87.4%	- 8.4%	97.5%	97.0%	- 0.5%
New Listings	1	2	+ 100.0%	23	47	+ 104.3%

* 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

