

Local Market Update – October 2024

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



Orleans

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	13	+ 18.2%	78	81	+ 3.8%
Closed Sales	8	12	+ 50.0%	73	73	0.0%
Median Sales Price*	\$1,142,500	\$1,210,000	+ 5.9%	\$1,250,000	\$1,275,000	+ 2.0%
Inventory of Homes for Sale	29	39	+ 34.5%	--	--	--
Months Supply of Inventory	3.9	4.9	+ 25.6%	--	--	--
Cumulative Days on Market Until Sale	42	45	+ 7.1%	42	57	+ 35.7%
Percent of Original List Price Received*	93.4%	92.6%	- 0.9%	95.1%	95.5%	+ 0.4%
New Listings	11	13	+ 18.2%	100	121	+ 21.0%

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

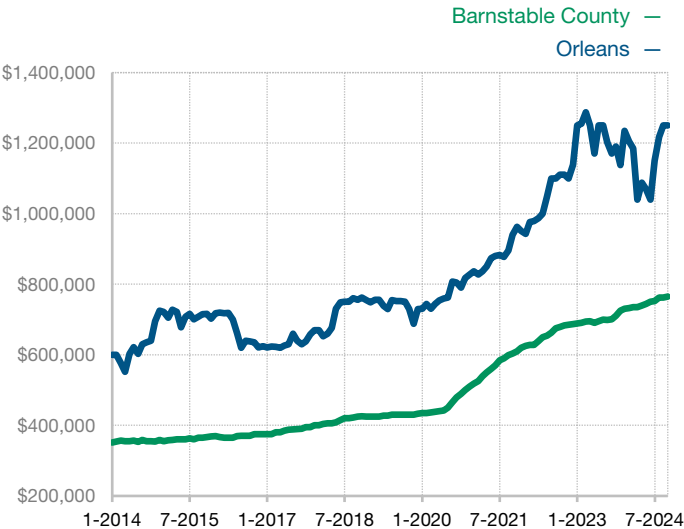
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	0	- 100.0%	26	19	- 26.9%
Closed Sales	4	1	- 75.0%	25	23	- 8.0%
Median Sales Price*	\$420,500	\$636,250	+ 51.3%	\$385,000	\$460,000	+ 19.5%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	14	2	- 85.7%	25	51	+ 104.0%
Percent of Original List Price Received*	101.4%	97.9%	- 3.5%	99.1%	97.8%	- 1.3%
New Listings	3	2	- 33.3%	30	21	- 30.0%

* 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

