

Local Market Update – February 2025

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



Orleans

Single-Family Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	5	- 28.6%	10	15	+ 50.0%
Closed Sales	2	5	+ 150.0%	8	11	+ 37.5%
Median Sales Price*	\$1,532,500	\$1,580,000	+ 3.1%	\$1,057,500	\$1,300,000	+ 22.9%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--
Cumulative Days on Market Until Sale	12	77	+ 541.7%	53	46	- 13.2%
Percent of Original List Price Received*	93.1%	93.6%	+ 0.5%	88.7%	95.0%	+ 7.1%
New Listings	11	9	- 18.2%	17	16	- 5.9%

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

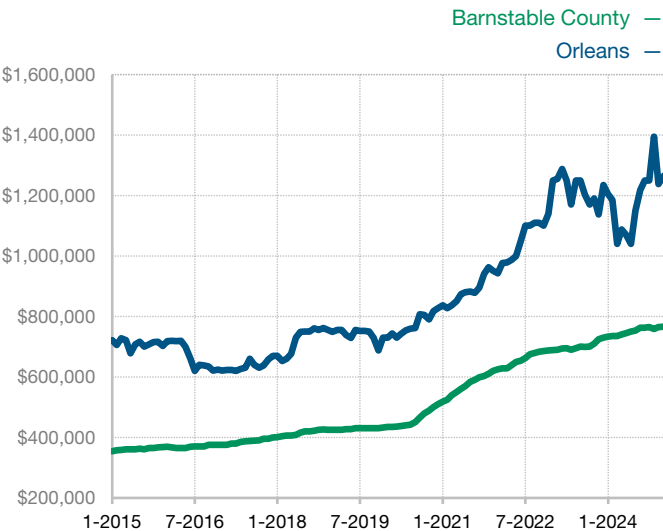
Condominium Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	1	- 66.7%	6	6	0.0%
Closed Sales	3	6	+ 100.0%	6	7	+ 16.7%
Median Sales Price*	\$409,000	\$422,500	+ 3.3%	\$360,000	\$420,000	+ 16.7%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	129	4	- 96.9%	106	4	- 96.2%
Percent of Original List Price Received*	95.9%	100.4%	+ 4.7%	93.0%	100.2%	+ 7.7%
New Listings	4	1	- 75.0%	5	8	+ 60.0%

* 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

