

# Local Market Update – September 2025

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



## Orleans

### Single-Family Properties

Key Metrics	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	13	+ 44.4%	68	65	- 4.4%
Closed Sales	10	8	- 20.0%	61	54	- 11.5%
Median Sales Price*	\$1,575,000	\$1,270,000	- 19.4%	\$1,337,500	\$1,197,500	- 10.5%
Inventory of Homes for Sale	41	45	+ 9.8%	--	--	--
Months Supply of Inventory	5.3	6.0	+ 13.2%	--	--	--
Cumulative Days on Market Until Sale	96	112	+ 16.7%	60	76	+ 26.7%
Percent of Original List Price Received*	94.4%	89.8%	- 4.9%	96.3%	92.1%	- 4.4%
New Listings	22	15	- 31.8%	108	98	- 9.3%

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

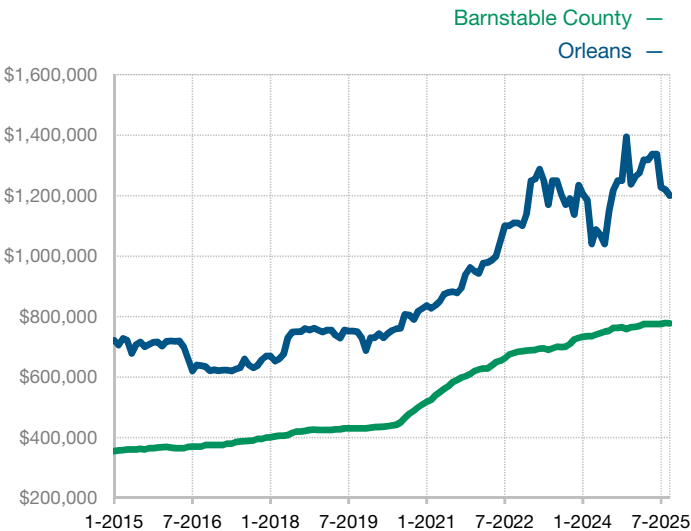
### Condominium Properties

Key Metrics	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	7	+ 600.0%	19	28	+ 47.4%
Closed Sales	3	2	- 33.3%	22	22	0.0%
Median Sales Price*	\$470,000	\$570,788	+ 21.4%	\$445,750	\$415,000	- 6.9%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	42	99	+ 135.7%	53	28	- 47.2%
Percent of Original List Price Received*	98.9%	90.4%	- 8.6%	97.8%	98.2%	+ 0.4%
New Listings	3	7	+ 133.3%	19	35	+ 84.2%

\* 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

