

Local Market Update – March 2024

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



Orleans

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	6	- 40.0%	21	17	- 19.0%
Closed Sales	8	8	0.0%	17	16	- 5.9%
Median Sales Price*	\$1,387,500	\$719,500	- 48.1%	\$1,450,000	\$787,500	- 45.7%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	80	56	- 30.0%	53	54	+ 1.9%
Percent of Original List Price Received*	91.1%	99.6%	+ 9.3%	92.8%	94.1%	+ 1.4%
New Listings	13	8	- 38.5%	22	25	+ 13.6%

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

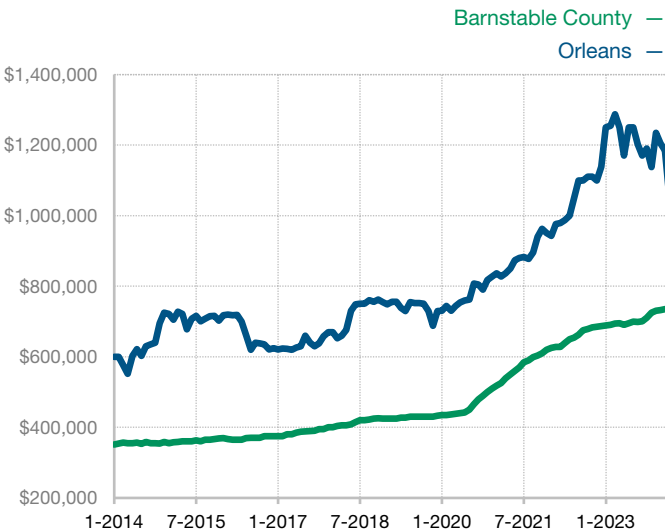
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	7	8	+ 14.3%
Closed Sales	1	2	+ 100.0%	6	8	+ 33.3%
Median Sales Price*	\$285,000	\$482,500	+ 69.3%	\$390,278	\$404,500	+ 3.6%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	6	- 50.0%	16	81	+ 406.3%
Percent of Original List Price Received*	96.6%	107.8%	+ 11.6%	98.8%	96.7%	- 2.1%
New Listings	2	0	- 100.0%	9	5	- 44.4%

* 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

