

Local Market Update – December 2023

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



Orleans

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	81	94	+ 16.0%
Closed Sales	8	11	+ 37.5%	88	94	+ 6.8%
Median Sales Price*	\$717,500	\$1,395,000	+ 94.4%	\$1,139,000	\$1,222,500	+ 7.3%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	3.3	1.7	- 48.5%	--	--	--
Cumulative Days on Market Until Sale	53	81	+ 52.8%	52	53	+ 1.9%
Percent of Original List Price Received*	94.0%	94.3%	+ 0.3%	97.0%	94.7%	- 2.4%
New Listings	5	3	- 40.0%	105	112	+ 6.7%

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

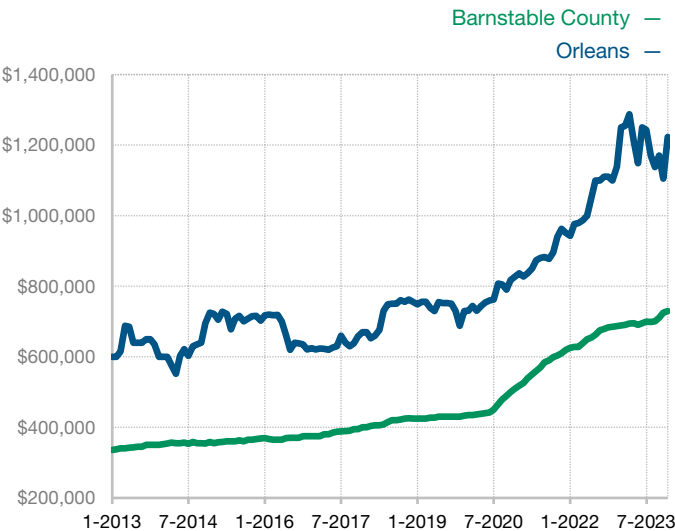
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	29	31	+ 6.9%
Closed Sales	1	2	+ 100.0%	31	30	- 3.2%
Median Sales Price*	\$485,000	\$310,750	- 35.9%	\$399,000	\$330,250	- 17.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	64	17	- 73.4%	54	31	- 42.6%
Percent of Original List Price Received*	84.3%	96.3%	+ 14.2%	96.7%	98.4%	+ 1.8%
New Listings	2	1	- 50.0%	30	34	+ 13.3%

* 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

