

Orleans, Massachusetts



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95 Eldredge Park Way

Orleans, MA 02653



Orleans, Massachusetts

Market Trends

Market Trends for Orleans, Massachusetts

Single Family + Condo/Townhouse/Apt.

April 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.55	98.2%	16	\$382,500
	↓ 1.38% MoM	↑ 77.78% MoM	↓ 32.63% MoM

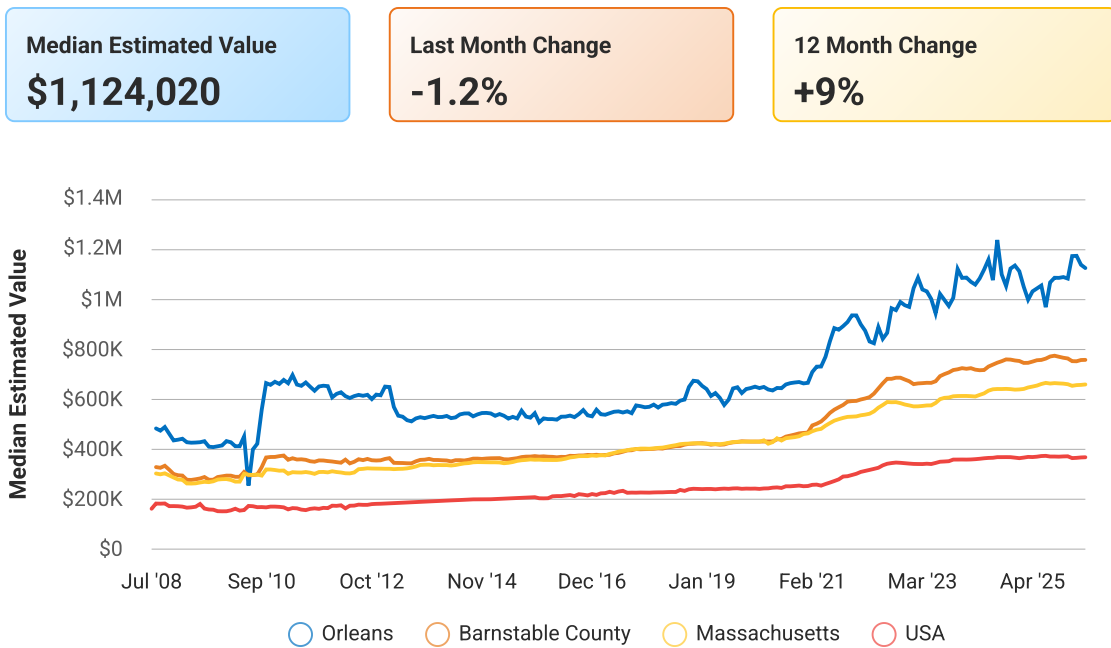
April 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Orleans, Massachusetts

April 2026 Active Listings

Orleans, Massachusetts

Single Family + Condo/Townhouse/Apt.

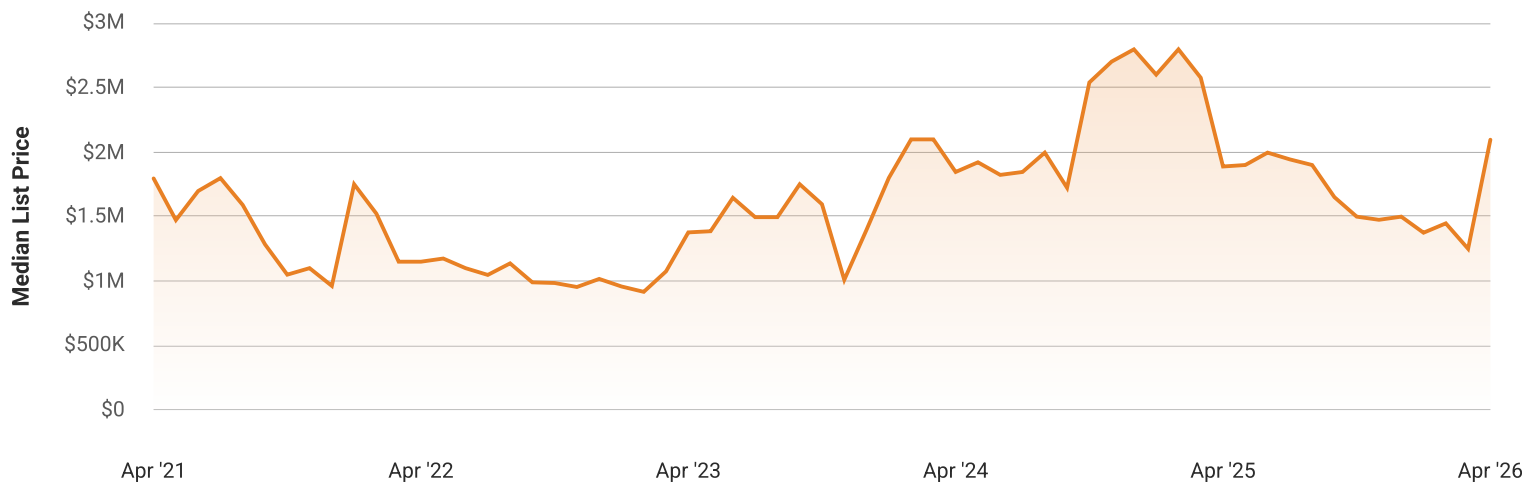
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$2,095,000

↑ 67.6% Month over Month



Orleans, Massachusetts

April 2026 Sold Listings

Orleans, Massachusetts

Single Family + Condo/Townhouse/Apt.

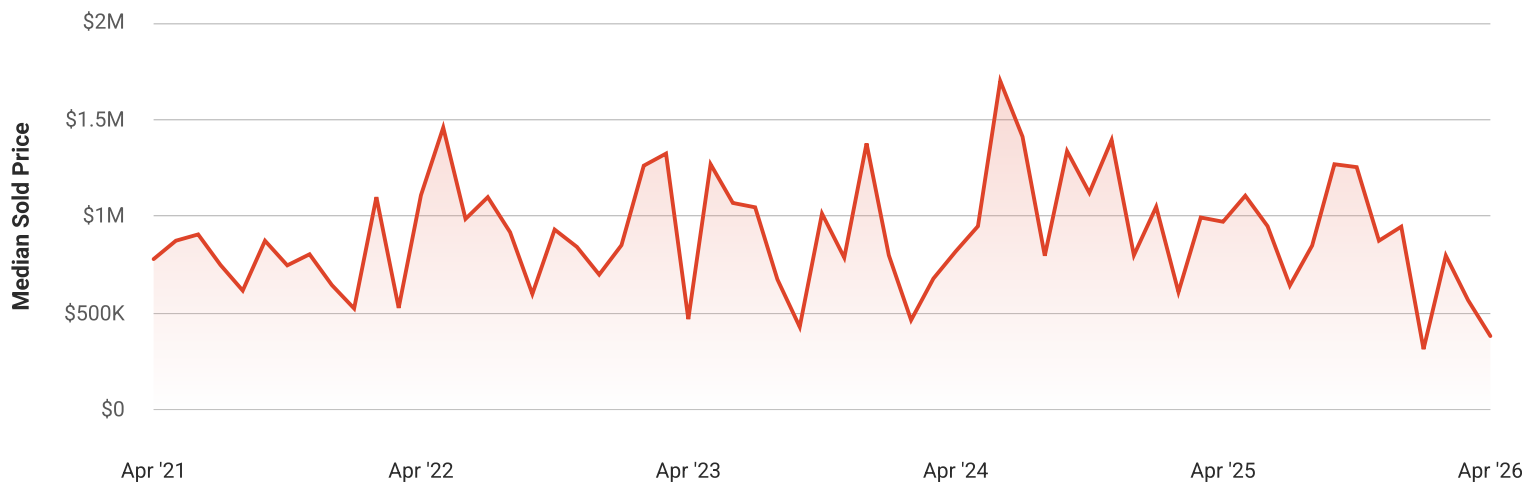
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$382,500

↓ 32.6% Month over Month



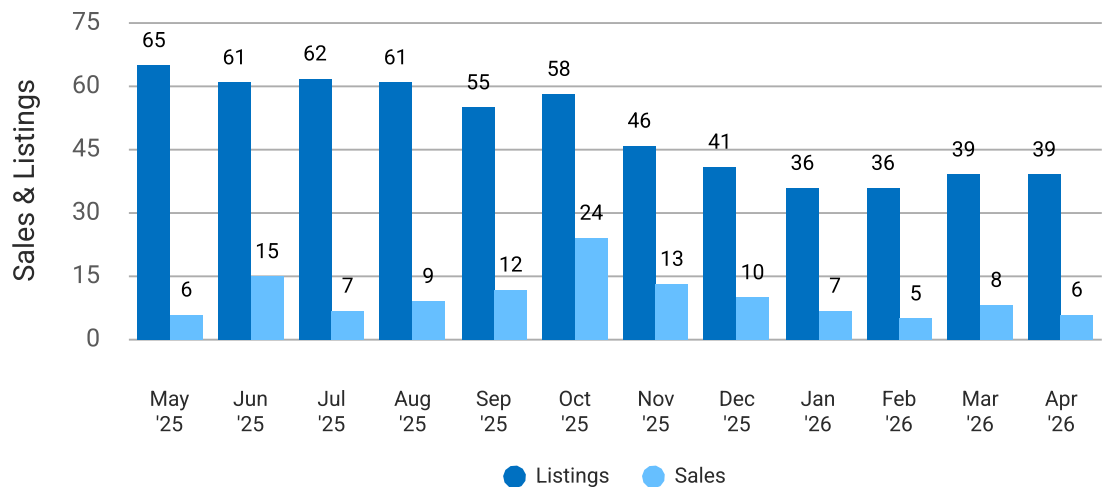
Total Sales and Active Listings in Orleans, Massachusetts

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Orleans, Massachusetts

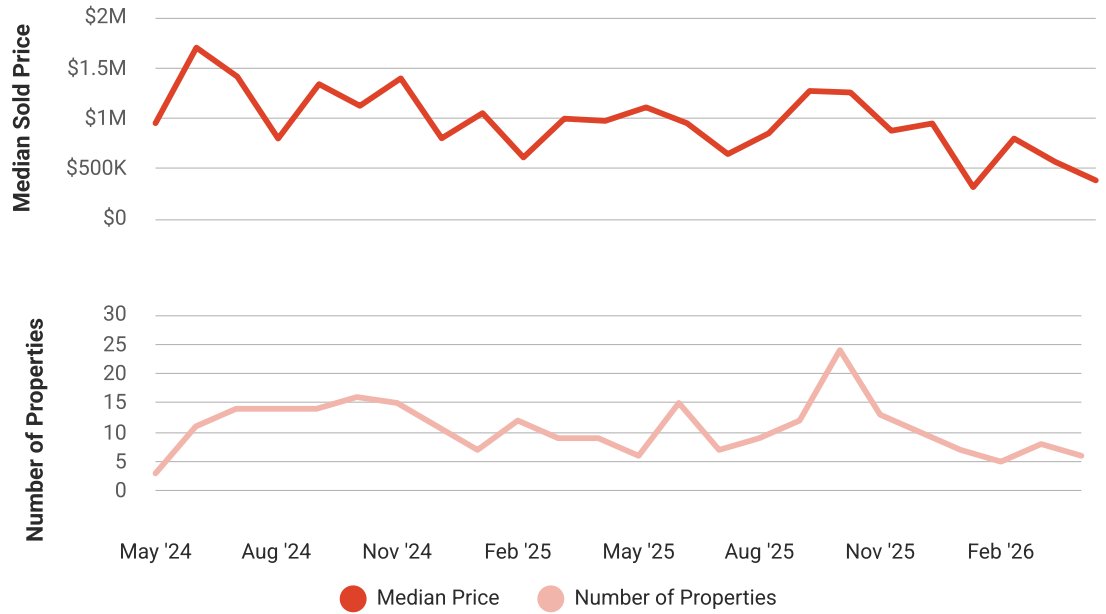
Median Sold Price vs Sold Listings in Orleans, Massachusetts

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



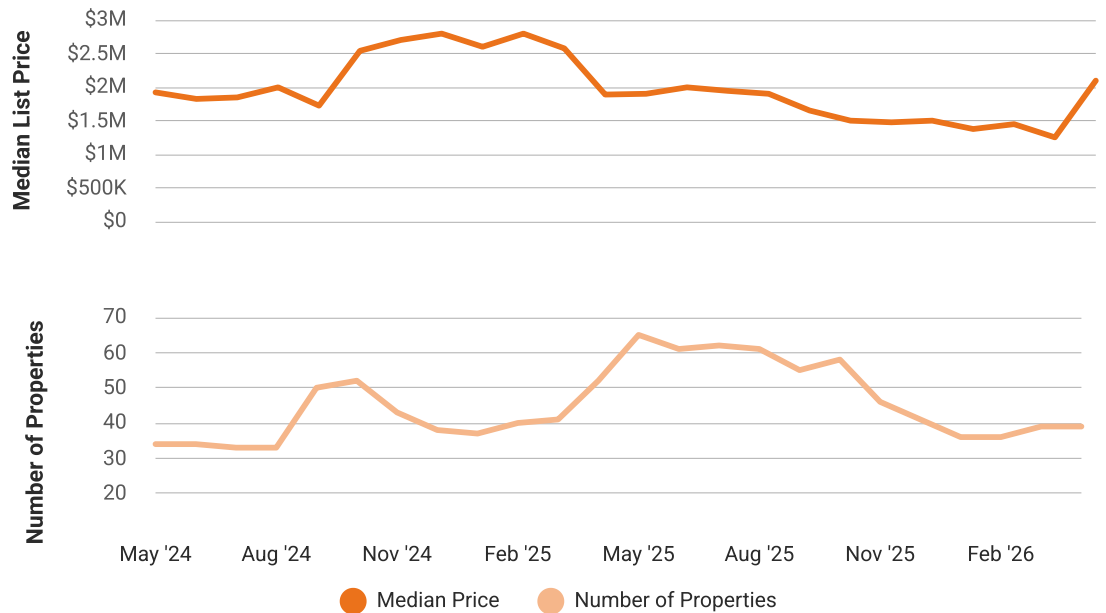
Median List Price vs Active Listings in Orleans, Massachusetts

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Orleans, Massachusetts

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 4/30/2026	\$1,124,020	\$1,137,180 -1.16%	\$1,171,900 -4.09%	\$1,030,980 +9.02%	\$1,082,630 +3.82%	\$1,031,020 +9.02%
Median Sold Price Last Updated: 4/30/2026	\$382,500	\$567,750 -32.63%	\$315,000 +21.43%	\$973,000 -60.69%	\$819,500 -53.33%	\$470,003 -18.62%
Median List Price Last Updated: 4/30/2026	\$2,095,000	\$1,250,000 +67.6%	\$1,374,500 +52.42%	\$1,887,500 +10.99%	\$1,845,000 +13.55%	\$1,377,000 +52.14%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

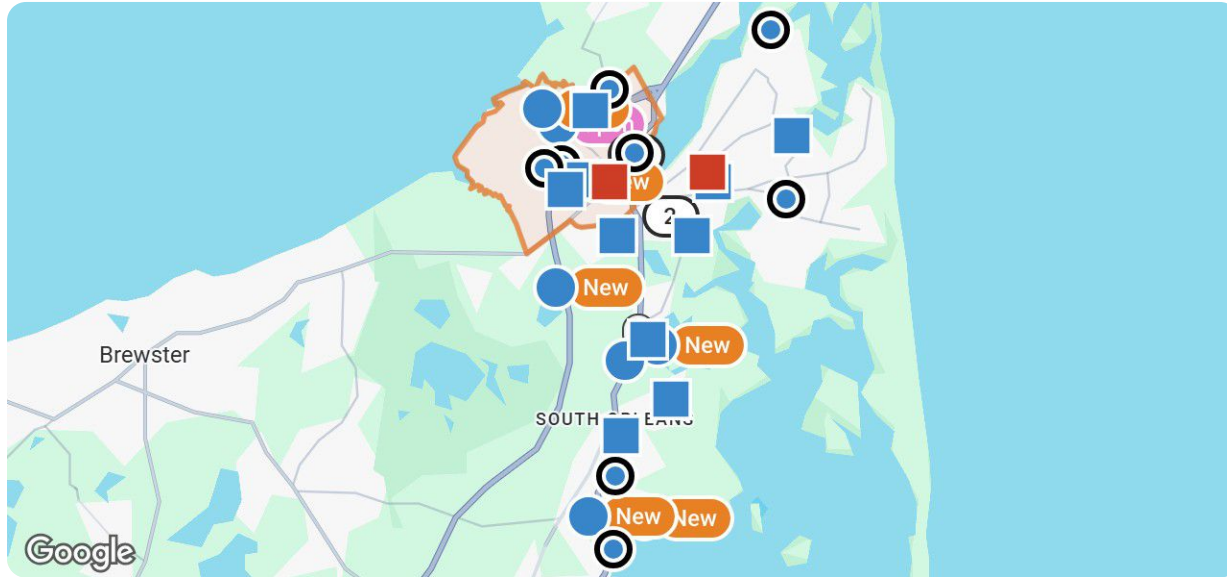
Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Orleans, Massachusetts

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

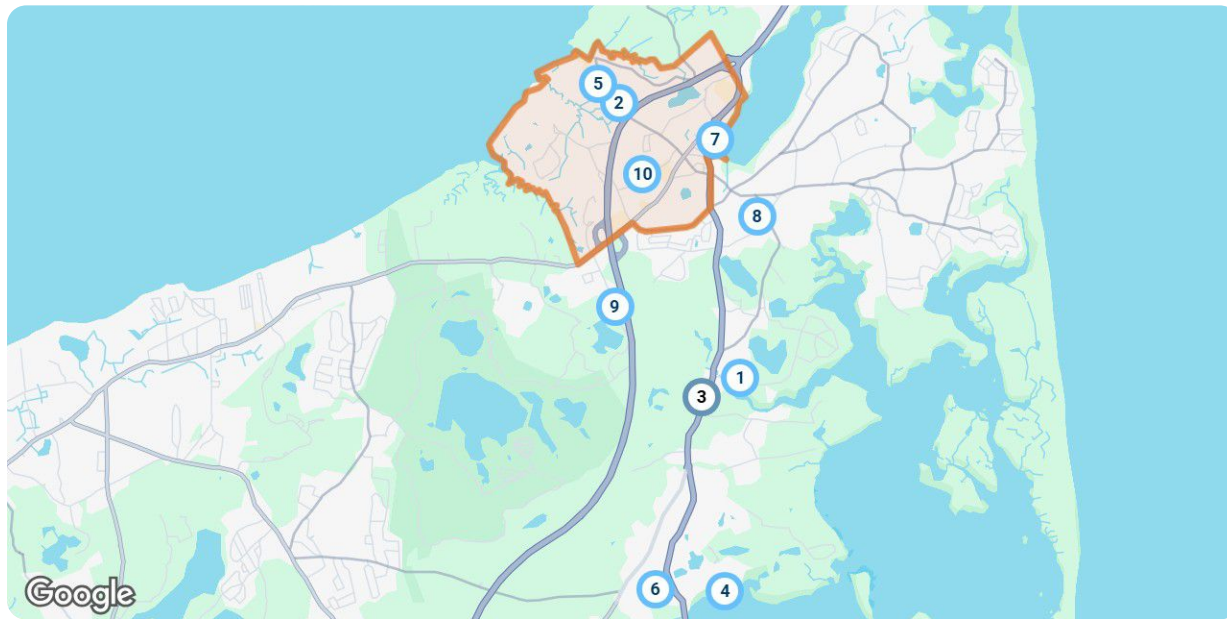
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	1
Lowest Listing Price / Est.Value	\$649,900	\$240,776	\$112,000	\$2,459,000
Median Listing Price / Est.Value	\$2,497,500	\$645,000	\$1,214,316	\$2,459,000
Highest Listing Price / Est.Value	\$4,495,000	\$2,995,000	\$1,910,000	\$2,459,000
Average Price / sqft	\$740	\$460	\$519	\$509
Median Price / sqft	\$671	\$447	\$484	\$509
Average Days in RPR	24	47	155	-
Median Days in RPR	23	51	171	-
Total Volume	\$25,614,800	\$8,753,676	\$10,089,632	\$2,459,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

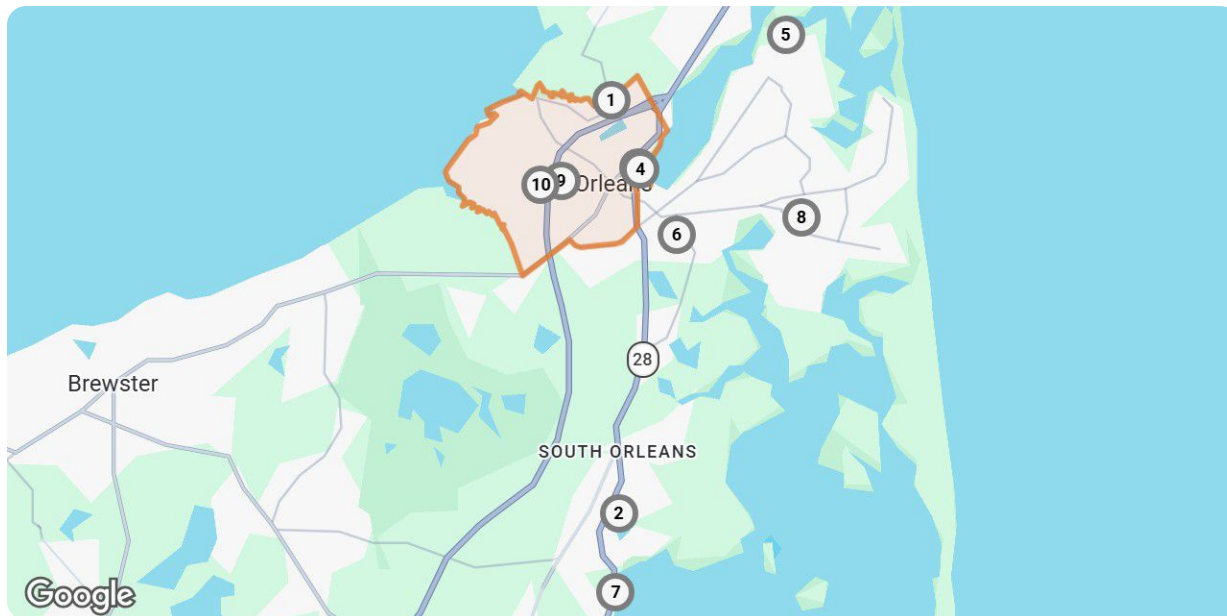
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>249 Rt 6a Orleans, MA 02653 MLS ID: 22602136 ● Active / For Sale <i>Listing Courtesy of Christie's Int'l RE Atlantic Brokerage</i></p>	Single Family	4/3	2,406	0.66 acres	1988	5/11/2026 3 days	\$839,900 \$349/sq ft
2	 <p>14 Bambi Way Orleans, MA 02653 MLS ID: 73509115 ● Active / For Sale <i>Listing Courtesy of Compass</i></p>	Single Family	4/4	2,817	0.79 acres	1986	5/2/2026 12 days	\$1,395,000 \$495/sq ft
3	 <p>26 Locust Rd Orleans, MA 02653 MLS ID: 73508954 ● Active / For Sale <i>Listing Courtesy of William Raveis R.E. & Home Services</i></p>	Single Family	2/1	987	0.36 acres	1960	4/29/2026 15 days	\$649,900 \$658/sq ft
4	 <p>28 Mallard Dr Orleans, MA 02653 MLS ID: 22601690 ● Active / For Sale <i>Listing Courtesy of RE/MAX Executive Realty</i></p>	Single Family	4/4	3,164	1.12 acres	1984	4/23/2026 21 days	\$2,895,000 \$915/sq ft
5	 <p>16 Carlton Rd Orleans, MA 02653 MLS ID: 22601655 ● Active / For Sale <i>Listing Courtesy of Tucker Real Estate Advisors, Inc.</i></p>	Single Family	3/4	4,439	0.96 acres	1989	4/22/2026 22 days	\$2,100,000 \$473/sq ft

Orleans, Massachusetts

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	588 S Orleans Rd Orleans, MA 02653 MLS ID: 22601596 ● Active / For Sale <i>Listing Courtesy of Berkshire Hathaway HomeServices Robert Paul Properties</i>	Single Family	3/3	2,841	1.57 acres	1900	4/20/2026 24 days	\$1,595,000 \$561/sq ft
	12 Windswept Ln Orleans, MA 02653 MLS ID: 22601640 ● Active / For Sale <i>Listing Courtesy of Corcoran Property Advisors</i>	Single Family	4/5	4,311	1.34 acres	1995	4/20/2026 24 days	\$4,400,000 \$1,021/sq ft
	7 Little Cove Ln Orleans, MA 02653 MLS ID: 22601432 ● Active / For Sale <i>Listing Courtesy of Gibson Sotheby's International Realty</i>	Single Family	5/4	4,381	0.98 acres	1991	4/14/2026 30 days	\$2,995,000 \$684/sq ft
	21 Pleasant View Dr Orleans, MA 02653 MLS ID: 22601200 ● Active / For Sale <i>Listing Courtesy of Cove Road Real Estate</i>	Single Family	3/4	3,546	0.48 acres	2026	4/3/2026 41 days	\$4,250,000 \$1,199/sq ft
	36 Areys Ln Orleans, MA 02653 MLS ID: 73494776 ● Active / For Sale <i>Listing Courtesy of Gibson Sotheby's International Realty</i>	Single Family	5/6	4,316	1.13 acres	1942	4/1/2026 43 days	\$4,495,000 \$1,041/sq ft

Pending

Source: Listings













Legend

● Pending



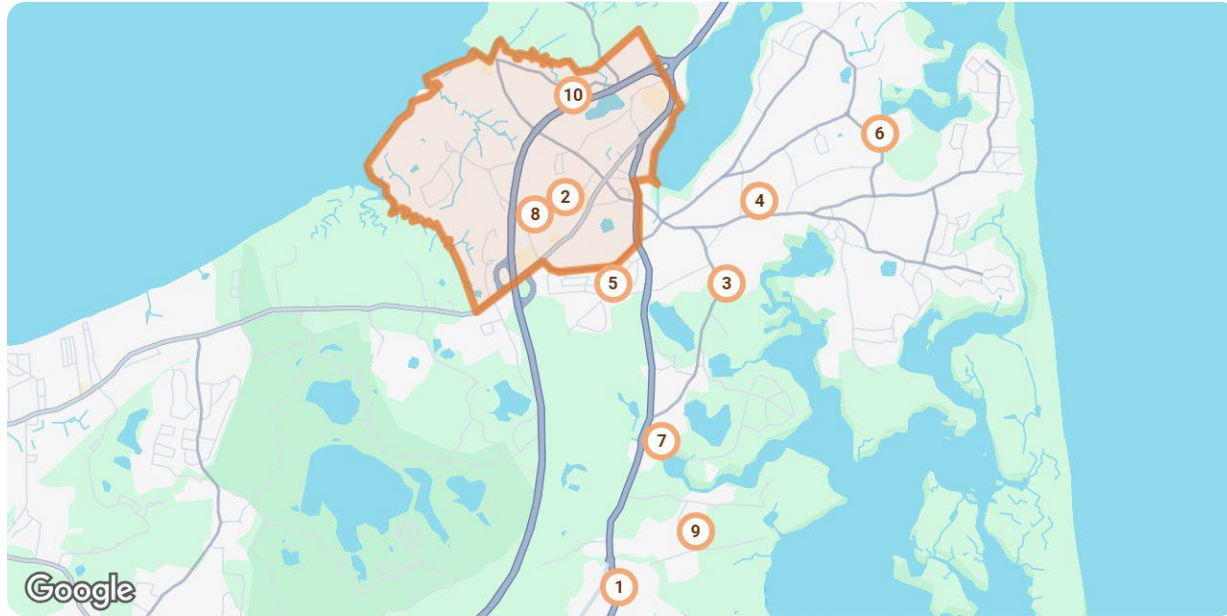
Orleans, Massachusetts

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>133 Hopkins Ln Orleans, MA 02653 MLS ID: 73511812 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/3	1,390	0.53 acres 1982	5/3/2026	\$945,000 \$680/sq ft	5/11/2026 8 days
2	 <p>Bakers Pond Rd Orleans, MA 02653 MLS ID: 73483696 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Gibson Sotheby's International Realty</i></p>	Single Family	5/4	2,560	1.31 acres 1982	3/6/2026	\$1,199,000 \$468/sq ft	5/6/2026 61 days
3	 <p>36 Old Colony Way, Apt 21 Orleans, MA 02653 MLS ID: 73477611 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Gibson Sotheby's International Realty</i></p>	Condo/Townhouse/Apt.	2/2	1,173	- 1971	2/16/2026	\$350,000 \$298/sq ft	4/26/2026 69 days
4	 <p>42 Old Colony Way, Apt 15 Orleans, MA 02653 MLS ID: 73464265 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	2/2	1,173	- 1971	12/30/2025	\$325,000 \$277/sq ft	4/22/2026 113 days
5	 <p>4 Nickerson Rd Orleans, MA 02653 MLS ID: 73502894 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Gibson Sotheby's International Realty</i></p>	Single Family	2/2	1,632	0.66 acres 1972	4/16/2026	\$695,000 \$426/sq ft	4/20/2026 4 days
6	 <p>42 Uncle Israel Rd Orleans, MA 02653 MLS ID: 73501841 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Gibson Sotheby's International Realty</i></p>	Single Family	3/2	1,238	0.56 acres 1974	4/15/2026	\$595,000 \$481/sq ft	4/20/2026 5 days
7	 <p>42 Old Colony Way, Apt 29 Orleans, MA 02653 MLS ID: 73475666 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of RE/MAX Vantage</i></p>	Condo/Townhouse/Apt.	3/2	1,456	- 1971	2/9/2026	\$459,900 \$316/sq ft	4/15/2026 65 days
8	 <p>18 West Rd, Unit 202 Orleans, MA 02653 MLS ID: 73467796 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of CHAPA Portfolio Realty LLC</i></p>	Condo/Townhouse/Apt.	2/2	1,049	- 2005	1/13/2026	\$240,776 \$230/sq ft	4/13/2026 90 days
9	 <p>89 Rock Harbor Rd Orleans, MA 02653 MLS ID: 22600865 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	2/2	1,591	0.66 acres 1930	3/20/2026	\$949,000 \$596/sq ft	4/7/2026 18 days
10	 <p>46 Freeman Ln Orleans, MA 02653 MLS ID: 73475010 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Robert Paul Properties</i></p>	Single Family	5/4	3,630	1.23 acres 1995	2/6/2026	\$2,995,000 \$825/sq ft	3/18/2026 40 days

Orleans, Massachusetts

Closed

Source: Public Records and Listings











Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>34 Lake Dr Orleans, MA 02653 MLS ID: 22505116 ■ Closed / For Sale</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Robert Paul Properties</i></p>	Single Family	4/4	4,067	1.03 acres 1990	5/12/2026 171 days	\$1,910,000 \$470/sq ft	↓ 8.83%
2	 <p>15 Dale Ann Dr Orleans, MA 02653 ■ Closed / Public Record</p>	Single Family	3/2	1,232	1 acre 1982	4/23/2026 - days	\$1,425,000 \$1,137/sq ft	-
3	 <p>13 Toms Hollow Ln Orleans, MA 02653 ■ Closed / Public Record</p>	Condo/Townhouse/Apt.	4/2	2,480	0.33 acres 1963	4/23/2026 - days	\$1,353,632 \$412/sq ft	-
4	 <p>80 Briar Spring Rd Orleans, MA 02653 ■ Closed / Public Record</p>	Single Family	3/4	2,225	0.78 acres 1960	4/22/2026 - days	\$1,481,000 \$610/sq ft	-
5	 <p>20 Defiance Ln Orleans, MA 02653 ■ Closed / Public Record</p>	Single Family	5/6	4,876	1.11 acres 1938	4/22/2026 - days	\$610,000 \$368/sq ft	-
6	 <p>22 Nauset Farms Way Orleans, MA 02653 ■ Closed / Public Record</p>	Single Family	4/3	2,379	0.46 acres 1972	4/21/2026 - days	\$1,425,000 \$599/sq ft	-

Orleans, Massachusetts

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 18 West Rd, Unit 315 Orleans, MA 02653 MLS ID: 22502785 ■ Closed / For Sale <i>Courtesy of William Raveis Real Estate & Home Services</i>	Condo/Townhouse/Apt.	2/2	1,200	- 2005	4/13/2026 286 days	\$405,000 \$338/sq ft	↓ 2.41%
	 13 S Orleans Rd, #42 Orleans, MA 02653 MLS ID: 22600668 ■ Closed / For Sale <i>Courtesy of Berkshire Hathaway HomeServices Robert Paul Properties</i>	Condo/Townhouse/Apt.	1/1	247	- 1959	4/10/2026 9 days	\$112,000 \$453/sq ft	↓ 3.45%
	 42 Old Colony Way, Apt 30 Orleans, MA 02653 ■ Closed / Public Record	Condo/Townhouse/Apt.	1/1	868	- 1971	4/6/2026 - days	\$293,000 \$304/sq ft	-
	 7 Brick Hill Rd Orleans, MA 02653 ■ Closed / Public Record	Single Family	3/3	2,157	1.09 acres 1985	4/3/2026 - days	\$1,075,000 \$527/sq ft	-



Distressed

Source: Public Records and Listings



Legend

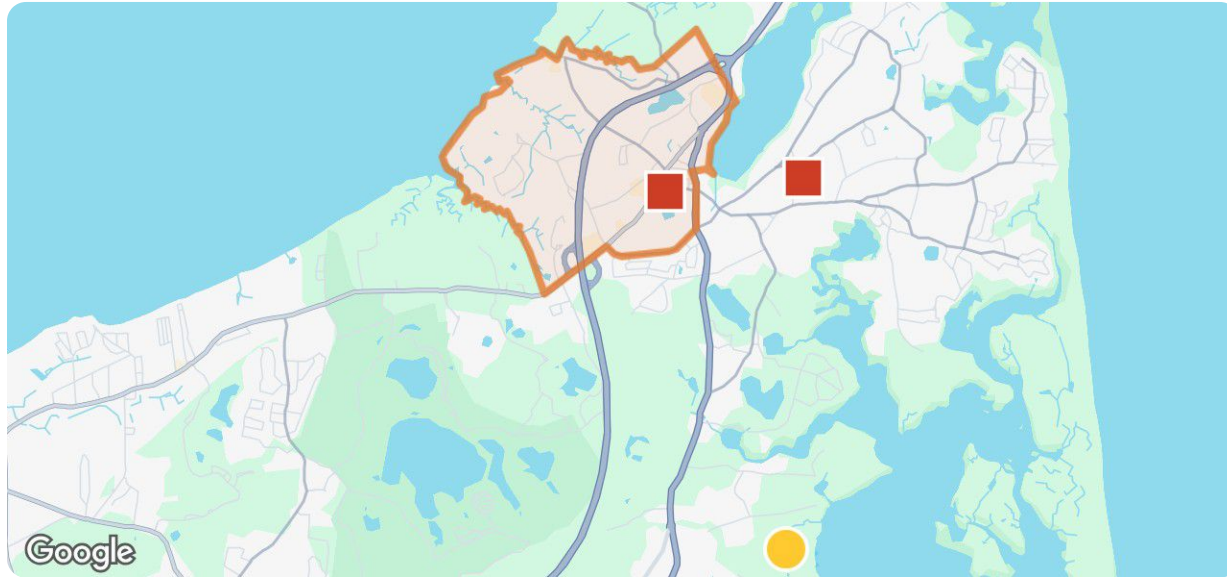
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	 7 Collins Ln Orleans, MA 02653 ■ Off Market / Public Record	Single Family	5/5	4,829	0.93 acres 2005	- - days	- \$509/sq ft	4/16/2026 Notice of Foreclosure Sale

Orleans, Massachusetts

Summary

For Lease Activity in the Last 3 Months



Legend

■ Distressed

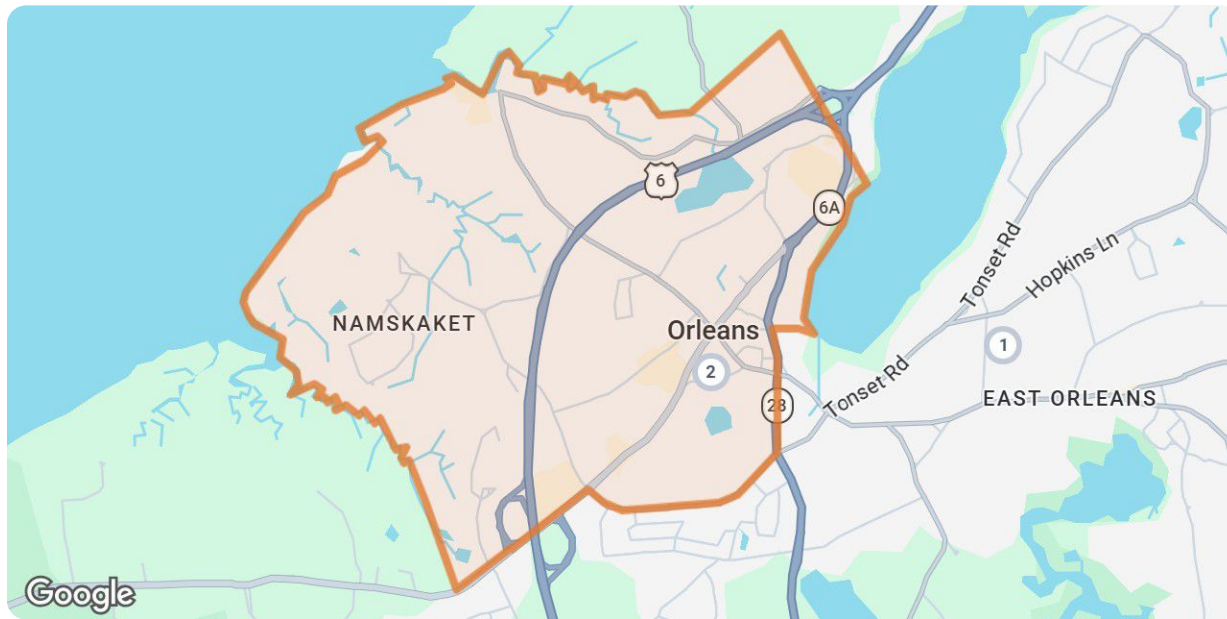
	Distressed
Number of Properties	1
Lowest Listing Price / Est.Value	\$2,459,000
Median Listing Price / Est.Value	\$2,459,000
Highest Listing Price / Est.Value	\$2,459,000
Average Price / sqft	\$509
Median Price / sqft	\$509
Average Days in RPR	-
Median Days in RPR	-
Total Volume	\$2,459,000
Source	Public Records & Listings

Orleans, Massachusetts

Market Activity Breakdown


Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>7 Collins Ln Orleans, MA 02653</p> <p>Off Market / Public Record</p>	Single Family	5/5	4,829	0.93 acres 2005	- - days	- \$509/sq ft	4/16/2026 Notice of Foreclosure Sale

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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