

# Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Raynham

### Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	19	16	- 15.8%	116	114	- 1.7%
Closed Sales	19	30	+ 57.9%	107	98	- 8.4%
Median Sales Price*	\$375,000	<b>\$437,500</b>	+ 16.7%	\$360,750	<b>\$430,000</b>	+ 19.2%
Inventory of Homes for Sale	38	19	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	49	45	- 8.2%	67	65	- 3.0%
Percent of Original List Price Received*	98.1%	<b>98.8%</b>	+ 0.7%	97.4%	<b>98.3%</b>	+ 0.9%
New Listings	16	15	- 6.3%	150	117	- 22.0%

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

### Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	6	+ 50.0%	22	25	+ 13.6%
Closed Sales	4	1	- 75.0%	23	19	- 17.4%
Median Sales Price*	\$316,000	<b>\$150,000</b>	- 52.5%	\$284,000	<b>\$395,200</b>	+ 39.2%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	47	18	- 61.7%	49	56	+ 14.3%
Percent of Original List Price Received*	97.2%	<b>98.7%</b>	+ 1.5%	97.7%	<b>98.7%</b>	+ 1.0%
New Listings	6	5	- 16.7%	27	22	- 18.5%

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

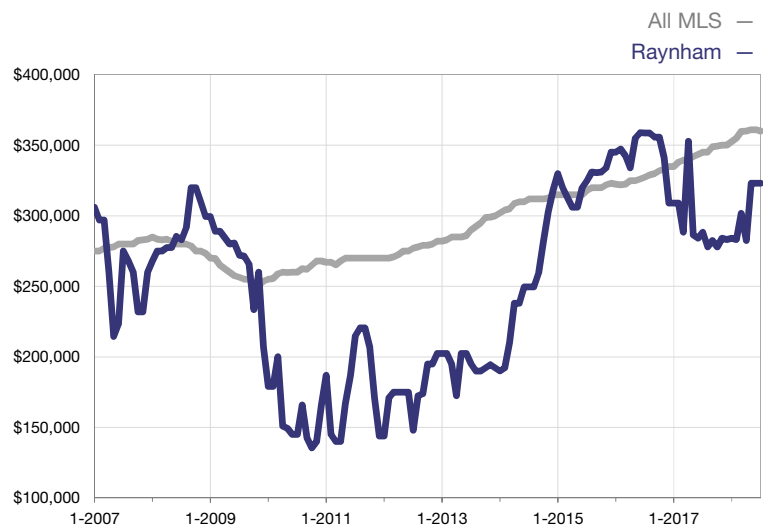
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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