Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Raynham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	19	**15**	- 21.1%	154	**140**	- 9.1%
Closed Sales	21	**15**	- 28.6%	147	**129**	- 12.2%
Median Sales Price*	$393,500	**$452,000**	+ 14.9%	$393,500	**$450,000**	+ 14.4%
Inventory of Homes for Sale	33	**11**	- 66.7%	--	--	--
Months Supply of Inventory	2.3	**0.9**	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	54	**39**	- 27.8%	50	**47**	- 6.0%
Percent of Original List Price Received*	97.1%	**100.7%**	+ 3.7%	97.9%	**99.7%**	+ 1.8%
New Listings	15	**14**	- 6.7%	190	**156**	- 17.9%

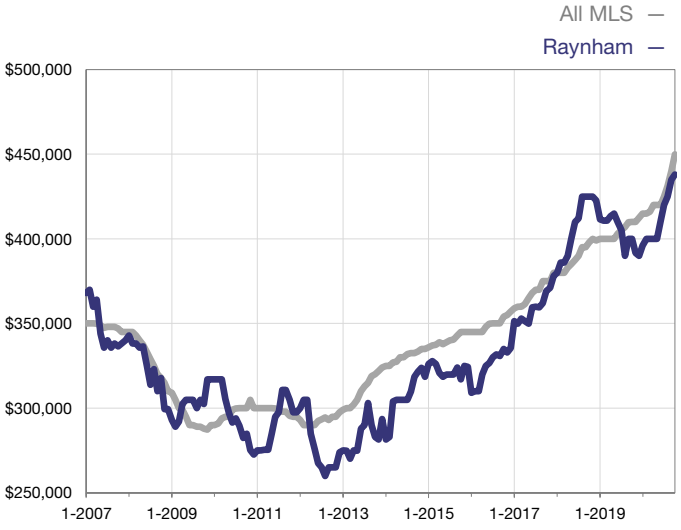
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

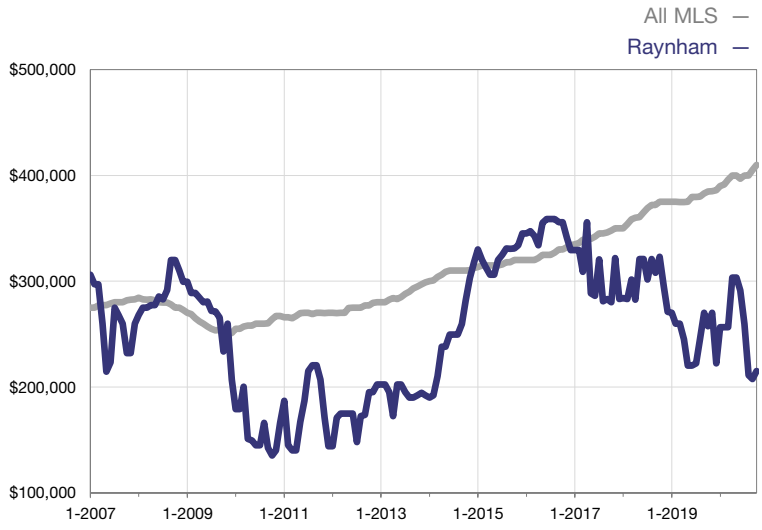
	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	3	**1**	- 66.7%	25	**14**	- 44.0%
Closed Sales	1	**1**	0.0%	25	**13**	- 48.0%
Median Sales Price*	$203,000	**$445,000**	+ 119.2%	$290,500	**$236,000**	- 18.8%
Inventory of Homes for Sale	1	**4**	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	**1.9**	+ 375.0%	--	--	--
Cumulative Days on Market Until Sale	25	**26**	+ 4.0%	68	**34**	- 50.0%
Percent of Original List Price Received*	99.0%	**106.0%**	+ 7.1%	96.7%	**100.1%**	+ 3.5%
New Listings	3	**3**	0.0%	24	**24**	0.0%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime.