

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	13	+ 18.2%	44	54	+ 22.7%
Closed Sales	10	15	+ 50.0%	39	41	+ 5.1%
Median Sales Price*	\$412,500	\$455,000	+ 10.3%	\$425,000	\$455,000	+ 7.1%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	62	16	- 74.2%	72	41	- 43.1%
Percent of Original List Price Received*	96.9%	103.8%	+ 7.1%	98.2%	101.3%	+ 3.2%
New Listings	12	12	0.0%	50	56	+ 12.0%

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

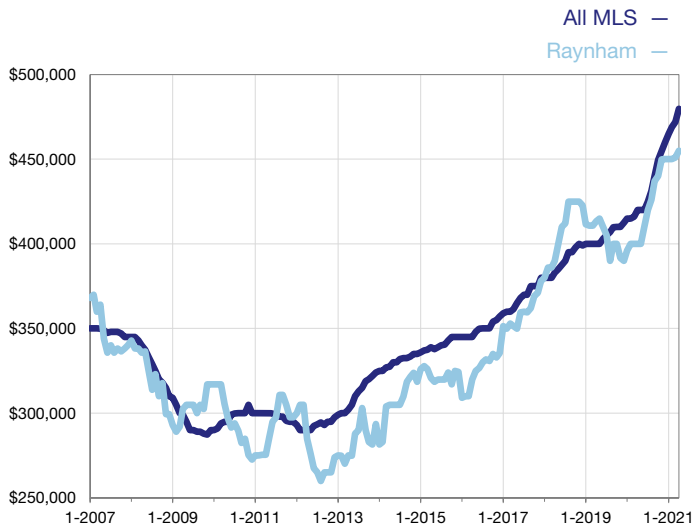
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	3	6	+ 100.0%
Closed Sales	1	1	0.0%	2	10	+ 400.0%
Median Sales Price*	\$432,900	\$439,000	+ 1.4%	\$431,450	\$416,900	- 3.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	5	- 84.4%	28	41	+ 46.4%
Percent of Original List Price Received*	99.5%	99.8%	+ 0.3%	99.8%	98.3%	- 1.5%
New Listings	1	2	+ 100.0%	7	5	- 28.6%

* 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

