

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	10	- 9.1%	55	64	+ 16.4%
Closed Sales	13	11	- 15.4%	52	52	0.0%
Median Sales Price*	\$488,000	\$480,000	- 1.6%	\$449,950	\$469,950	+ 4.4%
Inventory of Homes for Sale	20	3	- 85.0%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	42	27	- 35.7%	65	38	- 41.5%
Percent of Original List Price Received*	100.6%	104.1%	+ 3.5%	98.8%	101.9%	+ 3.1%
New Listings	16	8	- 50.0%	66	64	- 3.0%

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

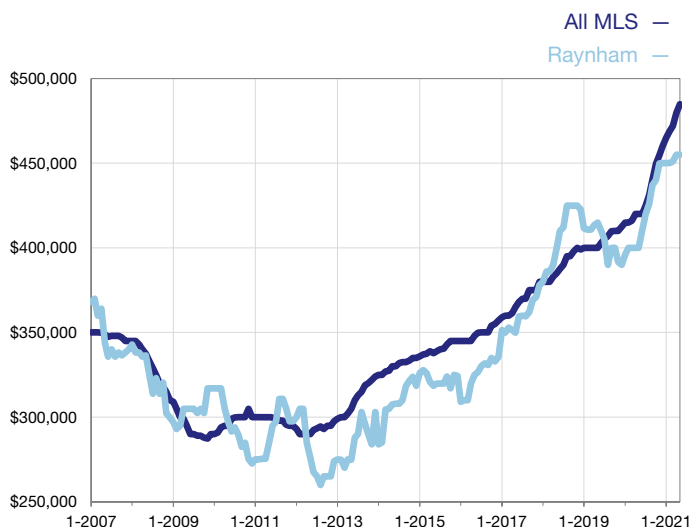
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	3	+ 50.0%	5	9	+ 80.0%
Closed Sales	1	3	+ 200.0%	3	13	+ 333.3%
Median Sales Price*	\$283,000	\$368,000	+ 30.0%	\$430,000	\$408,000	- 5.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	20	14	- 30.0%	25	35	+ 40.0%
Percent of Original List Price Received*	101.1%	103.1%	+ 2.0%	100.2%	99.4%	- 0.8%
New Listings	3	3	0.0%	10	8	- 20.0%

* 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

