

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	8	- 33.3%	144	105	- 27.1%
Closed Sales	14	9	- 35.7%	134	100	- 25.4%
Median Sales Price*	\$551,000	\$425,000	- 22.9%	\$510,000	\$512,500	+ 0.5%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	19	36	+ 89.5%	29	27	- 6.9%
Percent of Original List Price Received*	102.5%	98.0%	- 4.4%	102.5%	102.3%	- 0.2%
New Listings	7	10	+ 42.9%	153	131	- 14.4%

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

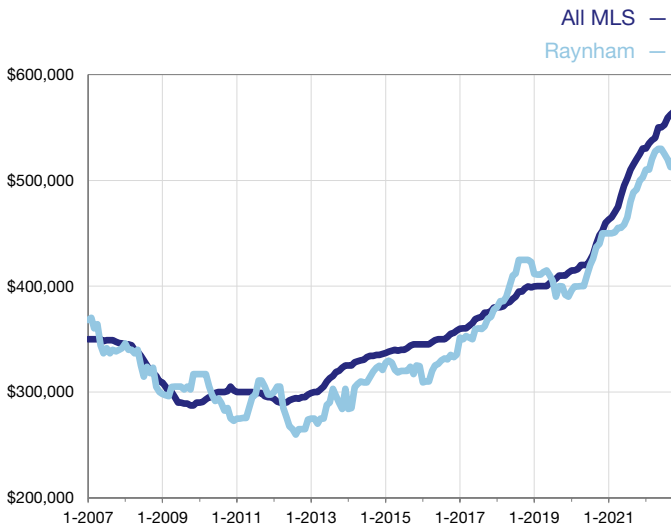
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	18	19	+ 5.6%
Closed Sales	2	1	- 50.0%	21	18	- 14.3%
Median Sales Price*	\$359,500	\$360,000	+ 0.1%	\$368,000	\$354,750	- 3.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	28	18	- 35.7%
Percent of Original List Price Received*	103.5%	94.8%	- 8.4%	100.4%	105.7%	+ 5.3%
New Listings	2	1	- 50.0%	16	21	+ 31.3%

* 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

