

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Raynham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	31	28	- 9.7%
Closed Sales	8	7	- 12.5%	27	26	- 3.7%
Median Sales Price*	\$527,450	<b>\$492,000</b>	- 6.7%	\$525,000	<b>\$496,500</b>	- 5.4%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	46	43	- 6.5%	31	49	+ 58.1%
Percent of Original List Price Received*	102.4%	<b>103.4%</b>	+ 1.0%	104.4%	<b>99.0%</b>	- 5.2%
New Listings	7	9	+ 28.6%	36	37	+ 2.8%

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

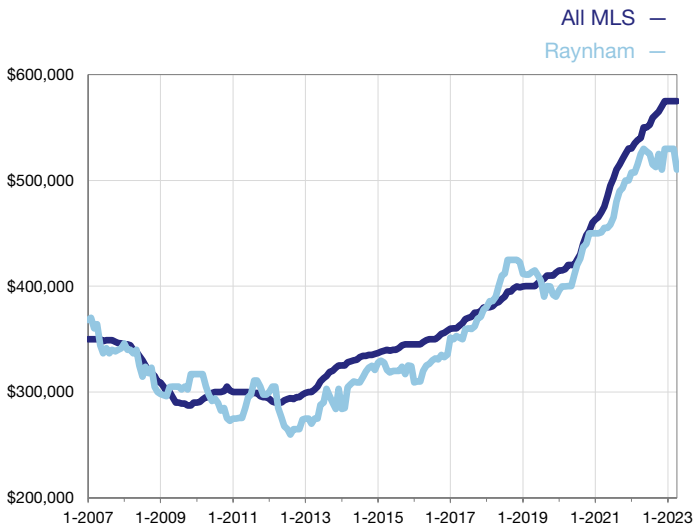
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	11	2	- 81.8%
Closed Sales	5	1	- 80.0%	9	1	- 88.9%
Median Sales Price*	\$490,000	<b>\$590,000</b>	+ 20.4%	\$330,000	<b>\$590,000</b>	+ 78.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	11	9	- 18.2%	12	9	- 25.0%
Percent of Original List Price Received*	110.3%	<b>100.0%</b>	- 9.3%	108.0%	<b>100.0%</b>	- 7.4%
New Listings	4	0	- 100.0%	13	2	- 84.6%

\* 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

