

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	41	37	- 9.8%
Closed Sales	8	7	- 12.5%	35	34	- 2.9%
Median Sales Price*	\$582,450	\$485,000	- 16.7%	\$530,000	\$496,500	- 6.3%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	22	57	+ 159.1%	29	51	+ 75.9%
Percent of Original List Price Received*	106.9%	97.7%	- 8.6%	104.9%	98.6%	- 6.0%
New Listings	12	9	- 25.0%	48	45	- 6.3%

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

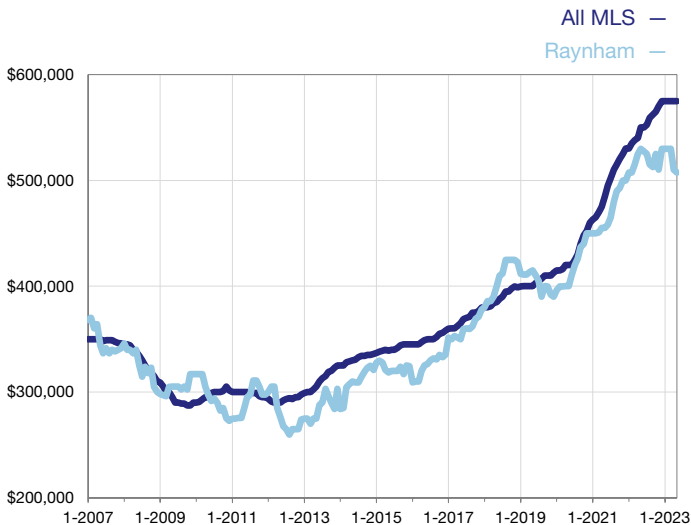
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	13	4	- 69.2%
Closed Sales	2	1	- 50.0%	11	2	- 81.8%
Median Sales Price*	\$422,500	\$560,000	+ 32.5%	\$330,000	\$575,000	+ 74.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	14	34	+ 142.9%	13	22	+ 69.2%
Percent of Original List Price Received*	109.5%	96.6%	- 11.8%	108.3%	98.3%	- 9.2%
New Listings	2	4	+ 100.0%	15	6	- 60.0%

* 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

