

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	68	61	- 10.3%
Closed Sales	13	14	+ 7.7%	58	57	- 1.7%
Median Sales Price*	\$480,000	\$662,500	+ 38.0%	\$524,950	\$510,000	- 2.8%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	16	28	+ 75.0%	25	41	+ 64.0%
Percent of Original List Price Received*	101.9%	102.9%	+ 1.0%	104.1%	101.0%	- 3.0%
New Listings	15	12	- 20.0%	85	71	- 16.5%

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

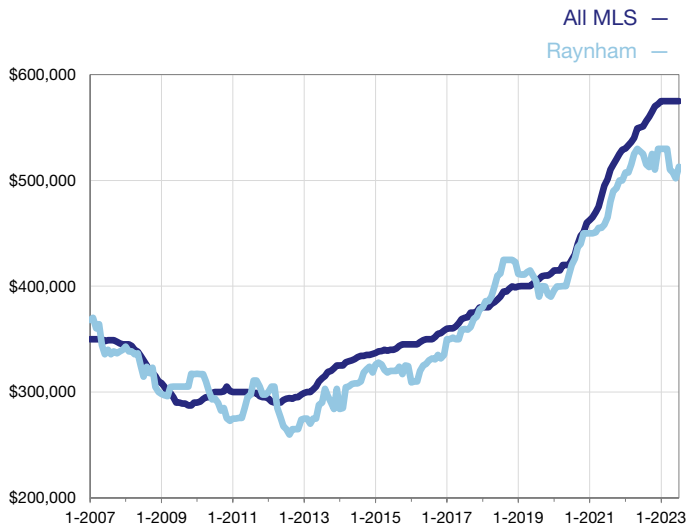
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	14	9	- 35.7%
Closed Sales	1	1	0.0%	14	6	- 57.1%
Median Sales Price*	\$359,500	\$425,000	+ 18.2%	\$424,750	\$492,500	+ 16.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	55	+ 189.5%	14	28	+ 100.0%
Percent of Original List Price Received*	98.5%	91.4%	- 7.2%	107.6%	99.4%	- 7.6%
New Listings	1	1	0.0%	16	9	- 43.8%

* 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

