

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	77	72	- 6.5%
Closed Sales	18	11	- 38.9%	76	68	- 10.5%
Median Sales Price*	\$557,500	\$489,000	- 12.3%	\$527,500	\$501,000	- 5.0%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.5%	26	39	+ 50.0%
Percent of Original List Price Received*	100.7%	101.7%	+ 1.0%	103.3%	101.1%	- 2.1%
New Listings	10	6	- 40.0%	95	77	- 18.9%

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

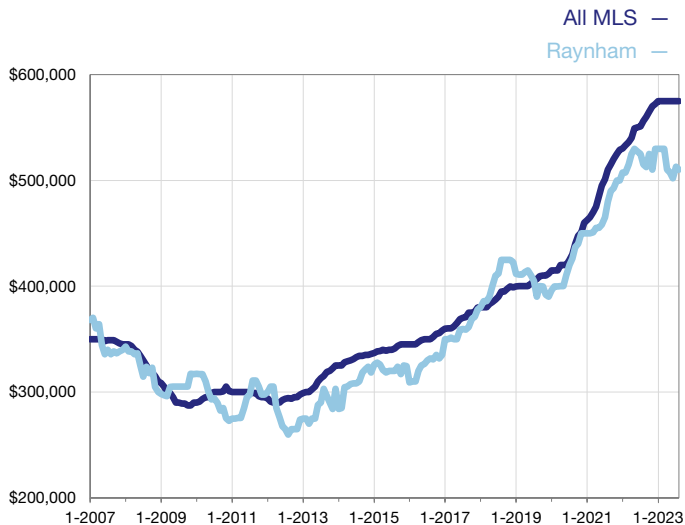
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	15	11	- 26.7%
Closed Sales	1	1	0.0%	15	7	- 53.3%
Median Sales Price*	\$350,000	\$610,000	+ 74.3%	\$359,500	\$560,000	+ 55.8%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	3.4	--	--	--	--
Cumulative Days on Market Until Sale	58	18	- 69.0%	17	26	+ 52.9%
Percent of Original List Price Received*	95.9%	100.0%	+ 4.3%	106.9%	99.5%	- 6.9%
New Listings	0	8	--	16	17	+ 6.3%

* 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

