

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Raynham

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	86	76	- 11.6%
Closed Sales	4	8	+ 100.0%	80	77	- 3.8%
Median Sales Price*	\$445,000	<b>\$551,000</b>	+ 23.8%	\$524,950	<b>\$510,000</b>	- 2.8%
Inventory of Homes for Sale	23	7	- 69.6%	--	--	--
Months Supply of Inventory	2.4	<b>0.8</b>	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	20	<b>45</b>	+ 125.0%	26	<b>40</b>	+ 53.8%
Percent of Original List Price Received*	101.7%	<b>102.7%</b>	+ 1.0%	103.2%	<b>101.3%</b>	- 1.8%
New Listings	13	6	- 53.8%	108	82	- 24.1%

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

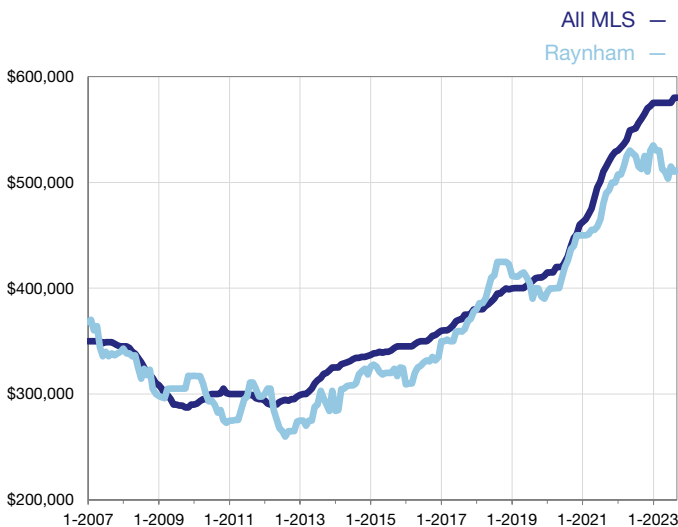
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	16	12	- 25.0%
Closed Sales	1	2	+ 100.0%	16	9	- 43.8%
Median Sales Price*	\$275,000	<b>\$382,450</b>	+ 39.1%	\$354,750	<b>\$449,900</b>	+ 26.8%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.5	<b>3.0</b>	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	23	<b>21</b>	- 8.7%	17	<b>25</b>	+ 47.1%
Percent of Original List Price Received*	100.0%	<b>102.5%</b>	+ 2.5%	106.4%	<b>100.1%</b>	- 5.9%
New Listings	2	2	0.0%	18	19	+ 5.6%

\* 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

