

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	97	86	- 11.3%
Closed Sales	11	6	- 45.5%	91	83	- 8.8%
Median Sales Price*	\$550,000	\$590,000	+ 7.3%	\$525,000	\$511,000	- 2.7%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	27	- 3.6%	26	39	+ 50.0%
Percent of Original List Price Received*	99.4%	96.4%	- 3.0%	102.7%	100.9%	- 1.8%
New Listings	11	12	+ 9.1%	119	94	- 21.0%

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

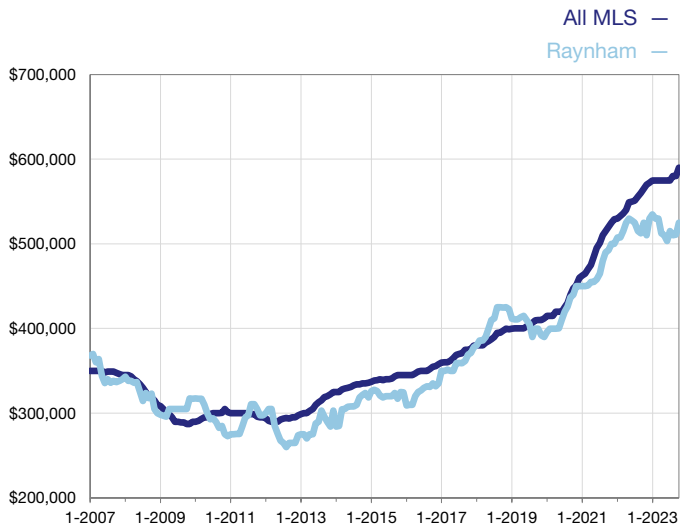
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	18	15	- 16.7%
Closed Sales	1	0	- 100.0%	17	9	- 47.1%
Median Sales Price*	\$266,111	\$0	- 100.0%	\$350,000	\$449,900	+ 28.5%
Inventory of Homes for Sale	1	8	+ 700.0%	--	--	--
Months Supply of Inventory	0.5	3.8	+ 660.0%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	17	25	+ 47.1%
Percent of Original List Price Received*	104.4%	0.0%	- 100.0%	106.3%	100.1%	- 5.8%
New Listings	2	6	+ 200.0%	20	25	+ 25.0%

* 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

