

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	104	91	- 12.5%
Closed Sales	11	10	- 9.1%	102	93	- 8.8%
Median Sales Price*	\$435,000	\$637,500	+ 46.6%	\$519,950	\$540,000	+ 3.9%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	40	18	- 55.0%	28	37	+ 32.1%
Percent of Original List Price Received*	99.1%	100.4%	+ 1.3%	102.3%	100.9%	- 1.4%
New Listings	9	6	- 33.3%	128	100	- 21.9%

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

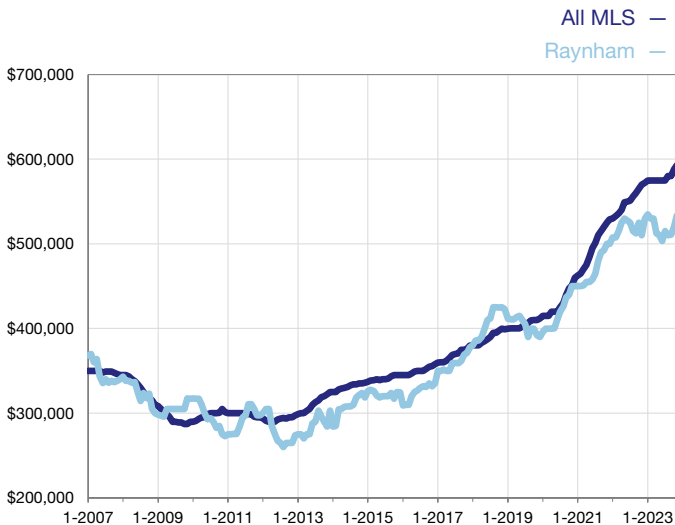
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	18	17	- 5.6%
Closed Sales	1	6	+ 500.0%	18	15	- 16.7%
Median Sales Price*	\$360,000	\$508,500	+ 41.3%	\$354,750	\$450,000	+ 26.8%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	1.0	3.8	+ 280.0%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	18	27	+ 50.0%
Percent of Original List Price Received*	94.8%	100.8%	+ 6.3%	105.7%	100.4%	- 5.0%
New Listings	1	3	+ 200.0%	21	28	+ 33.3%

* 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

