

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Raynham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	111	97	- 12.6%
Closed Sales	8	7	- 12.5%	110	100	- 9.1%
Median Sales Price*	\$618,000	\$550,000	- 11.0%	\$529,950	\$540,000	+ 1.9%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	53	88	+ 66.0%	29	40	+ 37.9%
Percent of Original List Price Received*	96.7%	97.6%	+ 0.9%	101.9%	100.7%	- 1.2%
New Listings	4	5	+ 25.0%	132	105	- 20.5%

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

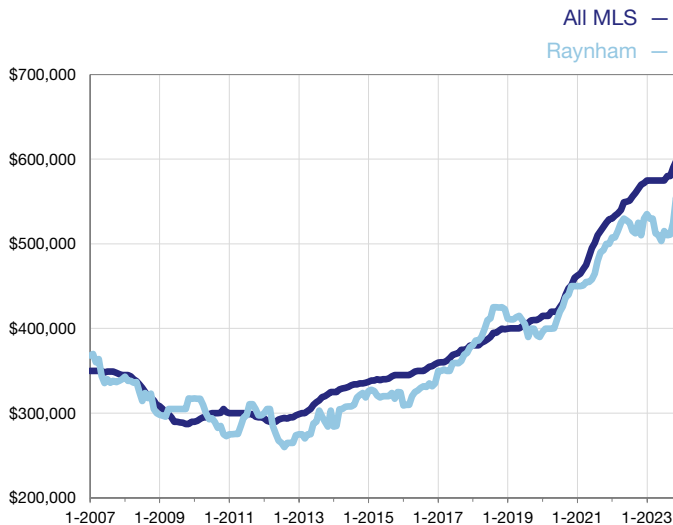
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	20	18	- 10.0%
Closed Sales	3	1	- 66.7%	21	16	- 23.8%
Median Sales Price*	\$395,000	\$565,000	+ 43.0%	\$359,500	\$505,000	+ 40.5%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	3.5	--	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	19	27	+ 42.1%
Percent of Original List Price Received*	96.3%	98.3%	+ 2.1%	104.3%	100.3%	- 3.8%
New Listings	0	0	--	21	29	+ 38.1%

\* 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

