

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Raynham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	17	+ 88.9%	27	38	+ 40.7%
Closed Sales	8	8	0.0%	27	23	- 14.8%
Median Sales Price*	\$492,500	<b>\$642,500</b>	+ 30.5%	\$500,000	<b>\$625,000</b>	+ 25.0%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	48	17	- 64.6%	50	30	- 40.0%
Percent of Original List Price Received*	102.1%	<b>102.3%</b>	+ 0.2%	99.3%	<b>99.8%</b>	+ 0.5%
New Listings	9	13	+ 44.4%	36	46	+ 27.8%

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

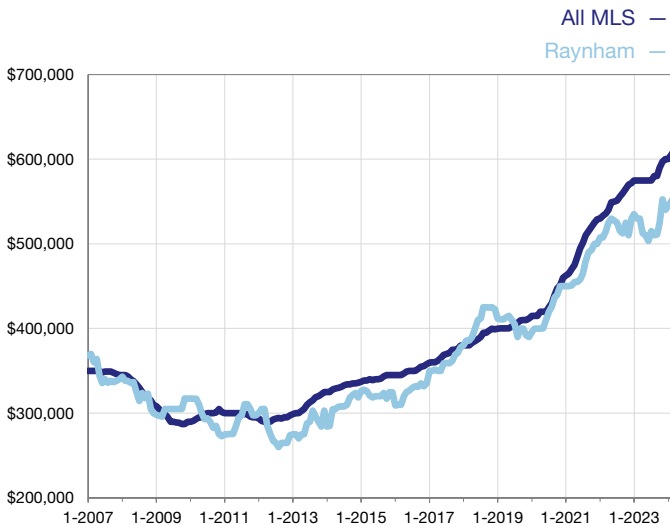
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	2	9	+ 350.0%
Closed Sales	1	1	0.0%	1	4	+ 300.0%
Median Sales Price*	\$590,000	<b>\$300,000</b>	- 49.2%	\$590,000	<b>\$305,250</b>	- 48.3%
Inventory of Homes for Sale	0	9	--	--	--	--
Months Supply of Inventory	0.0	3.6	--	--	--	--
Cumulative Days on Market Until Sale	9	35	+ 288.9%	9	29	+ 222.2%
Percent of Original List Price Received*	100.0%	<b>100.0%</b>	0.0%	100.0%	<b>99.5%</b>	- 0.5%
New Listings	0	3	--	2	18	+ 800.0%

\* 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

