

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	15	+ 50.0%	37	52	+ 40.5%
Closed Sales	7	16	+ 128.6%	34	39	+ 14.7%
Median Sales Price*	\$485,000	\$580,000	+ 19.6%	\$496,500	\$620,000	+ 24.9%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	57	33	- 42.1%	51	31	- 39.2%
Percent of Original List Price Received*	97.7%	100.5%	+ 2.9%	99.0%	100.1%	+ 1.1%
New Listings	8	19	+ 137.5%	44	65	+ 47.7%

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

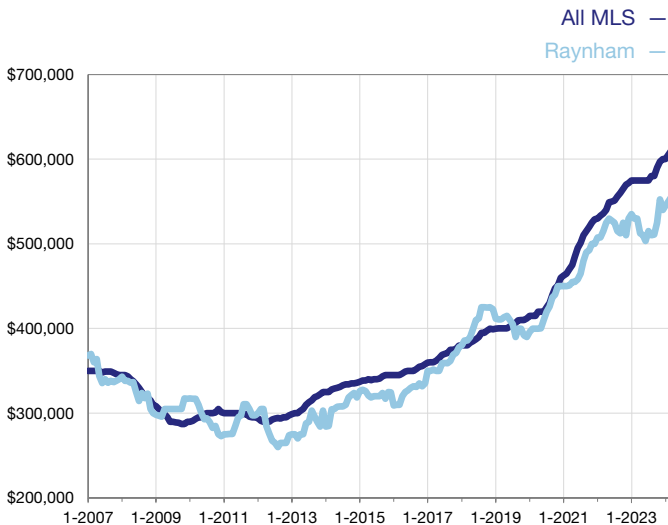
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	3	12	+ 300.0%
Closed Sales	1	1	0.0%	2	5	+ 150.0%
Median Sales Price*	\$560,000	\$650,000	+ 16.1%	\$575,000	\$310,500	- 46.0%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	34	17	- 50.0%	22	27	+ 22.7%
Percent of Original List Price Received*	96.6%	100.0%	+ 3.5%	98.3%	99.6%	+ 1.3%
New Listings	5	3	- 40.0%	7	20	+ 185.7%

* 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

