

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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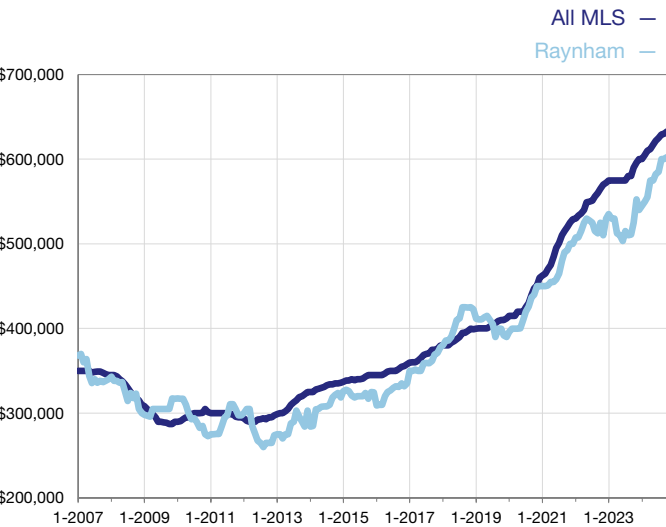
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	17	+ 88.9%	85	107	+ 25.9%
Closed Sales	6	7	+ 16.7%	83	96	+ 15.7%
Median Sales Price*	\$590,000	\$751,000	+ 27.3%	\$511,000	\$612,500	+ 19.9%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.0%	39	29	- 25.6%
Percent of Original List Price Received*	96.4%	100.7%	+ 4.5%	100.9%	100.2%	- 0.7%
New Listings	12	14	+ 16.7%	94	124	+ 31.9%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	13	20	+ 53.8%
Closed Sales	0	3	--	9	18	+ 100.0%
Median Sales Price*	\$0	\$662,679	--	\$449,900	\$589,950	+ 31.1%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	5.9	2.2	- 62.7%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	25	31	+ 24.0%
Percent of Original List Price Received*	0.0%	105.4%	--	100.1%	100.1%	0.0%
New Listings	6	2	- 66.7%	25	30	+ 20.0%

* 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

