

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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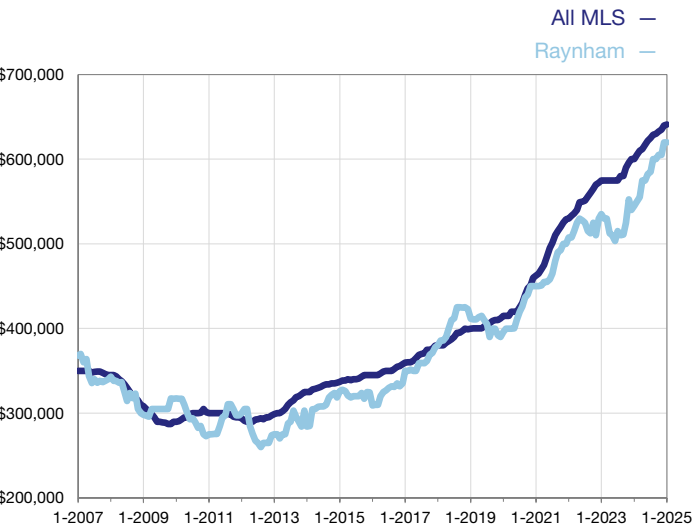
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$607,500	\$804,200	+ 32.4%	\$607,500	\$804,200	+ 32.4%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	49	47	- 4.1%	49	47	- 4.1%
Percent of Original List Price Received*	96.1%	98.4%	+ 2.4%	96.1%	98.4%	+ 2.4%
New Listings	10	6	- 40.0%	10	6	- 40.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$410,000	\$0	- 100.0%	\$410,000	\$0	- 100.0%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	4.7	4.3	- 8.5%	--	--	--
Cumulative Days on Market Until Sale	41	0	- 100.0%	41	0	- 100.0%
Percent of Original List Price Received*	96.5%	0.0%	- 100.0%	96.5%	0.0%	- 100.0%
New Listings	9	3	- 66.7%	9	3	- 66.7%

* 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

