Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Raynham

Single-Family Properties

Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	5	**14**	+ 180.0%	55	**65**	+ 18.2%
Closed Sales	8	**9**	+ 12.5%	56	**50**	- 10.7%
Median Sales Price*	$611,250	**$575,000**	- 5.9%	$647,500	**$617,500**	- 4.6%
Inventory of Homes for Sale	19	**27**	+ 42.1%	--	--	--
Months Supply of Inventory	2.3	**2.9**	+ 26.1%	--	--	--
Cumulative Days on Market Until Sale	30	**23**	- 23.3%	38	**48**	+ 26.3%
Percent of Original List Price Received*	97.4%	**103.7%**	+ 6.5%	100.2%	**100.2%**	0.0%
New Listings	9	**17**	+ 88.9%	71	**83**	+ 16.9%

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

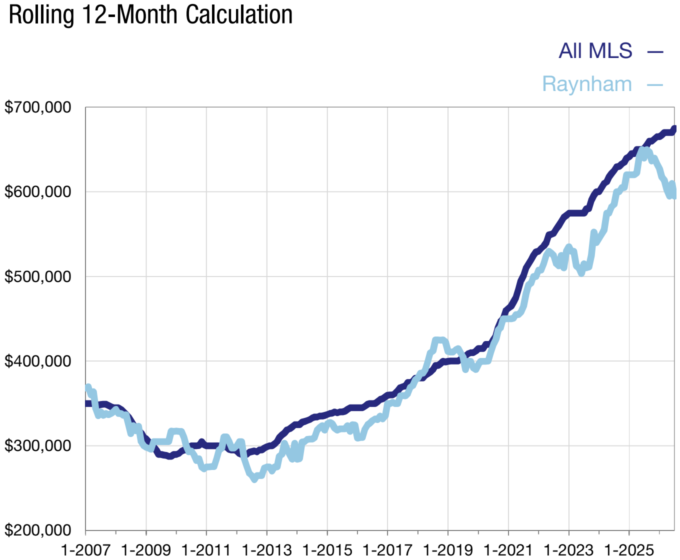
Condominium Properties

Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	6	**5**	- 16.7%	25	**22**	- 12.0%
Closed Sales	0	**3**	--	12	**24**	+ 100.0%
Median Sales Price*	$0	**$672,098**	--	$448,000	**$617,189**	+ 37.8%
Inventory of Homes for Sale	10	**4**	- 60.0%	--	--	--
Months Supply of Inventory	3.6	**1.0**	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	0	**11**	--	70	**32**	- 54.3%
Percent of Original List Price Received*	0.0%	**104.5%**	--	102.6%	**103.2%**	+ 0.6%
New Listings	7	**5**	- 28.6%	38	**29**	- 23.7%

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

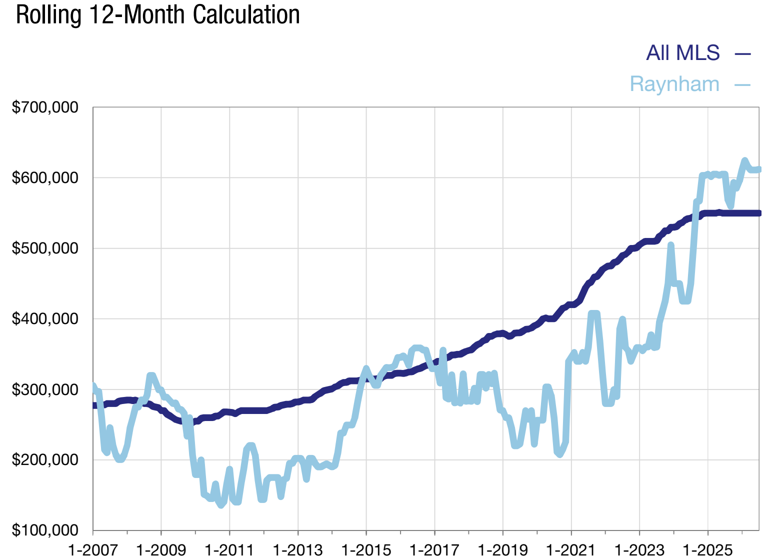
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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