

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Raynham

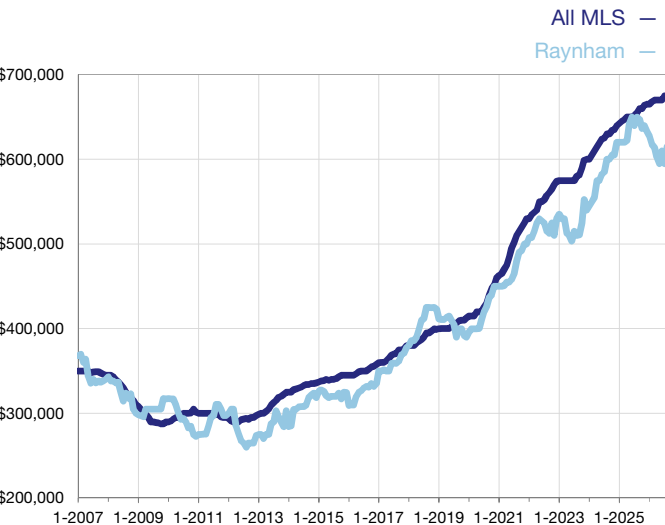
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	16	+ 100.0%	63	80	+ 27.0%
Closed Sales	5	16	+ 220.0%	61	67	+ 9.8%
Median Sales Price*	\$700,000	\$643,000	- 8.1%	\$650,000	\$625,000	- 3.8%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--
Cumulative Days on Market Until Sale	36	38	+ 5.6%	37	46	+ 24.3%
Percent of Original List Price Received*	96.4%	99.9%	+ 3.6%	99.9%	99.9%	0.0%
New Listings	14	14	0.0%	85	97	+ 14.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	30	26	- 13.3%
Closed Sales	4	4	0.0%	16	28	+ 75.0%
Median Sales Price*	\$416,750	\$645,904	+ 55.0%	\$424,750	\$623,134	+ 46.7%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	45	34	- 24.4%	63	32	- 49.2%
Percent of Original List Price Received*	95.6%	103.9%	+ 8.7%	100.9%	103.3%	+ 2.4%
New Listings	7	7	0.0%	45	38	- 15.6%

* 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

