

Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	36	31	- 13.9%	146	144	- 1.4%
Closed Sales	35	25	- 28.6%	113	127	+ 12.4%
Median Sales Price*	\$300,000	\$301,000	+ 0.3%	\$270,000	\$300,000	+ 11.1%
Inventory of Homes for Sale	60	38	- 36.7%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	48	59	+ 22.9%	73	79	+ 8.2%
Percent of Original List Price Received*	98.4%	100.9%	+ 2.5%	95.7%	98.6%	+ 3.0%
New Listings	47	29	- 38.3%	182	160	- 12.1%

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

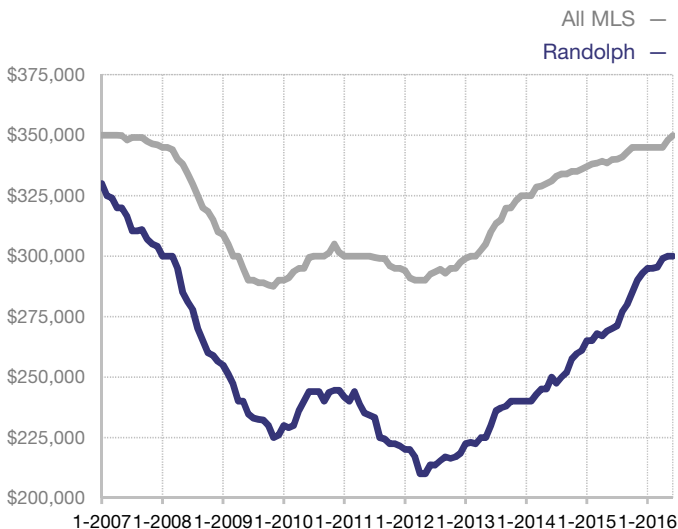
Condominium Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	5	+ 25.0%	26	48	+ 84.6%
Closed Sales	6	16	+ 166.7%	26	41	+ 57.7%
Median Sales Price*	\$180,000	\$216,450	+ 20.3%	\$209,450	\$219,400	+ 4.8%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	5.7	1.8	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	57	86	+ 50.9%	78	80	+ 2.6%
Percent of Original List Price Received*	96.6%	97.8%	+ 1.2%	98.6%	97.0%	- 1.6%
New Listings	8	8	0.0%	50	52	+ 4.0%

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

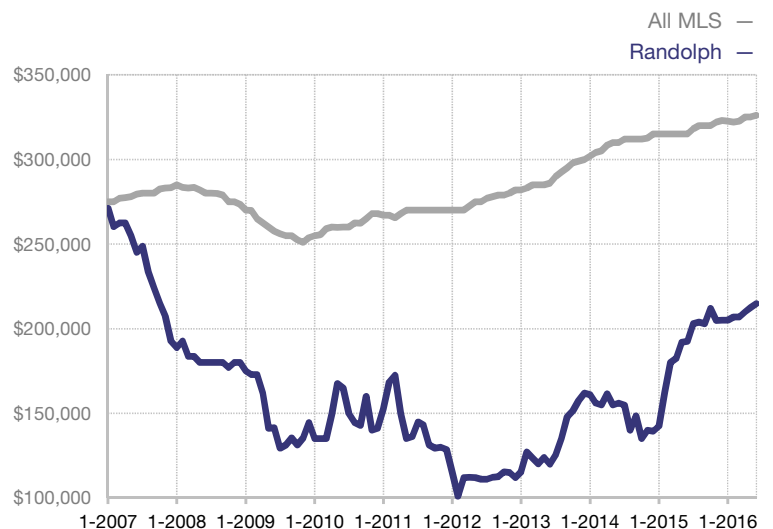
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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