

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	21	23	+ 9.5%	301	279	- 7.3%
Closed Sales	29	26	- 10.3%	295	264	- 10.5%
Median Sales Price*	\$339,000	\$367,500	+ 8.4%	\$350,000	\$375,000	+ 7.1%
Inventory of Homes for Sale	43	36	- 16.3%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	44	26	- 40.9%	43	34	- 20.9%
Percent of Original List Price Received*	98.7%	103.1%	+ 4.5%	99.8%	100.8%	+ 1.0%
New Listings	25	25	0.0%	344	327	- 4.9%

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

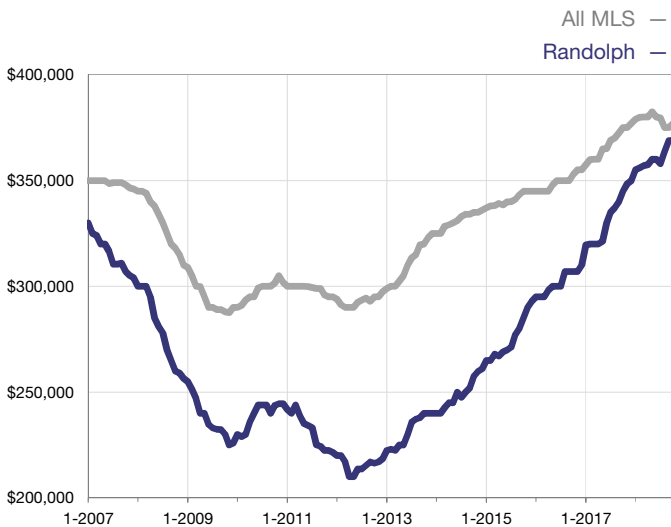
Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	6	- 25.0%	81	97	+ 19.8%
Closed Sales	6	8	+ 33.3%	73	93	+ 27.4%
Median Sales Price*	\$256,500	\$312,500	+ 21.8%	\$245,000	\$285,000	+ 16.3%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	3.0	1.4	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	37	27	- 27.0%	48	31	- 35.4%
Percent of Original List Price Received*	111.6%	96.9%	- 13.2%	101.8%	101.0%	- 0.8%
New Listings	12	8	- 33.3%	94	111	+ 18.1%

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

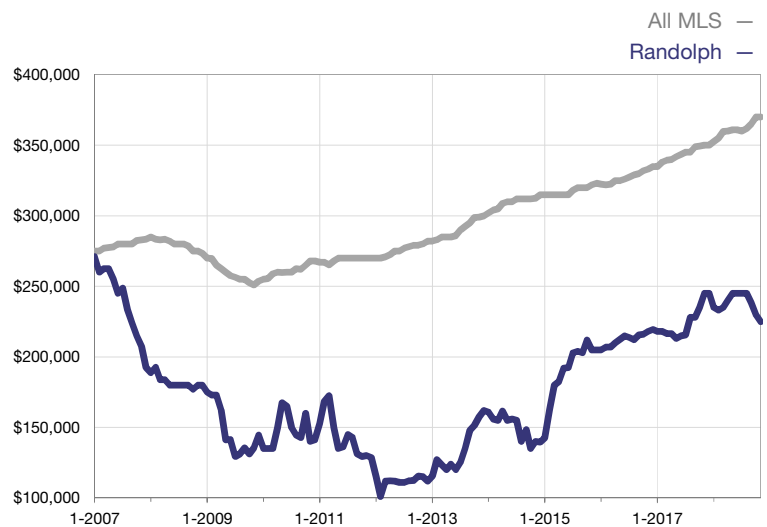
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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