Local Market Update – December 2020

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

Randolph

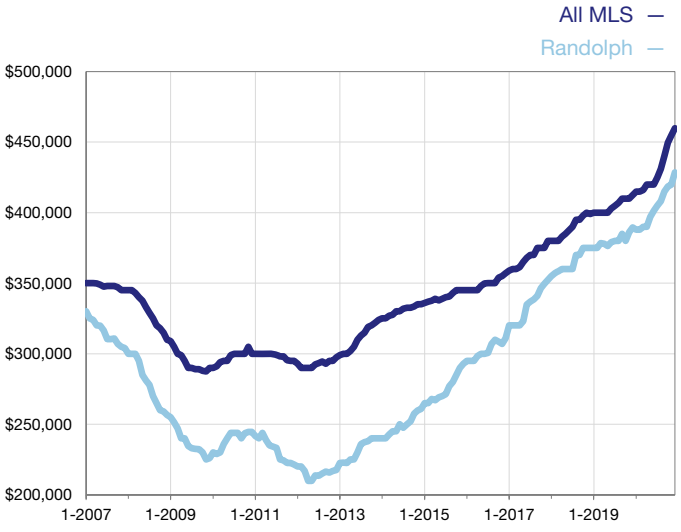
Single-Family Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	16	**15**	- 6.3%	273	**275**	+ 0.7%
Closed Sales	26	**25**	- 3.8%	271	**274**	+ 1.1%
Median Sales Price*	$374,000	**$448,500**	+ 19.9%	$389,450	**$428,700**	+ 10.1%
Inventory of Homes for Sale	51	**9**	- 82.4%	--	--	--
Months Supply of Inventory	2.3	**0.4**	- 82.6%	--	--	--
Cumulative Days on Market Until Sale	40	**27**	- 32.5%	38	**36**	- 5.3%
Percent of Original List Price Received*	97.4%	**102.1%**	+ 4.8%	98.9%	**100.5%**	+ 1.6%
New Listings	14	**15**	+ 7.1%	345	**275**	- 20.3%

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

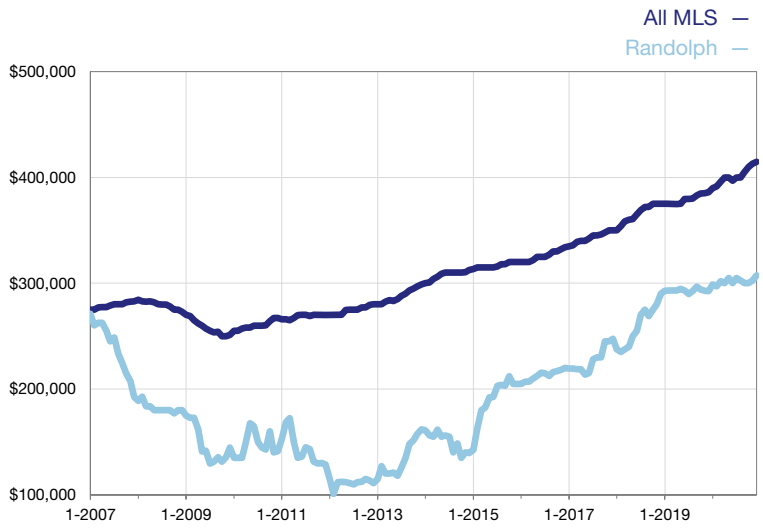
Condominium Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	4	**5**	+ 25.0%	68	**67**	- 1.5%
Closed Sales	4	**10**	+ 150.0%	68	**70**	+ 2.9%
Median Sales Price*	$257,750	**$354,950**	+ 37.7%	$292,450	**$307,500**	+ 5.1%
Inventory of Homes for Sale	9	**2**	- 77.8%	--	--	--
Months Supply of Inventory	1.6	**0.3**	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	68	**55**	- 19.1%	36	**38**	+ 5.6%
Percent of Original List Price Received*	104.0%	**101.1%**	- 2.8%	99.7%	**100.5%**	+ 0.8%
New Listings	5	**3**	- 40.0%	85	**74**	- 12.9%

* 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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