

Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	14	+ 7.7%	13	14	+ 7.7%
Closed Sales	12	22	+ 83.3%	12	22	+ 83.3%
Median Sales Price*	\$387,500	\$527,500	+ 36.1%	\$387,500	\$527,500	+ 36.1%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	22	29	+ 31.8%	22	29	+ 31.8%
Percent of Original List Price Received*	104.5%	100.4%	- 3.9%	104.5%	100.4%	- 3.9%
New Listings	15	14	- 6.7%	15	14	- 6.7%

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

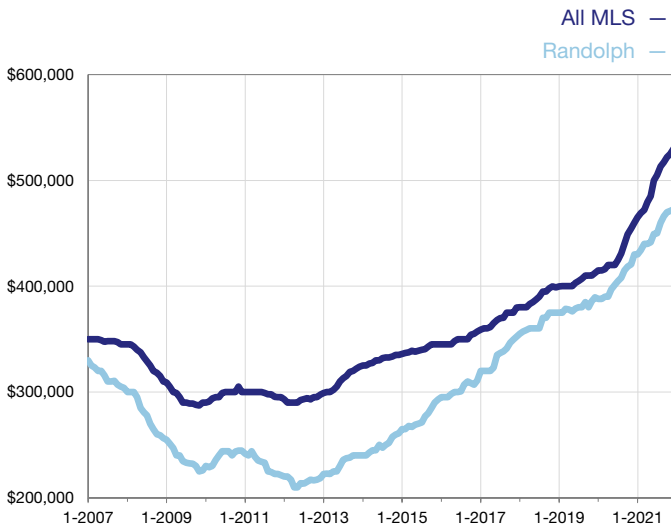
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Median Sales Price*	\$254,000	\$249,500	- 1.8%	\$254,000	\$249,500	- 1.8%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	31	71	+ 129.0%	31	71	+ 129.0%
Percent of Original List Price Received*	96.9%	95.0%	- 2.0%	96.9%	95.0%	- 2.0%
New Listings	5	5	0.0%	5	5	0.0%

* 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

