

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 25 | 15 | - 40.0% | 294 | 230 | - 21.8% |
| Closed Sales | 28 | 15 | - 46.4% | 286 | 238 | - 16.8% |
| Median Sales Price* | \$450,000 | \$485,000 | + 7.8% | \$472,750 | \$530,000 | + 12.1% |
| Inventory of Homes for Sale | 20 | 21 | + 5.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.1 | + 37.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 24 | 24 | 0.0% | 22 | 23 | + 4.5% |
| Percent of Original List Price Received* | 101.8% | 98.5% | - 3.2% | 103.7% | 103.2% | - 0.5% |
| New Listings | 13 | 8 | - 38.5% | 335 | 283 | - 15.5% |

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

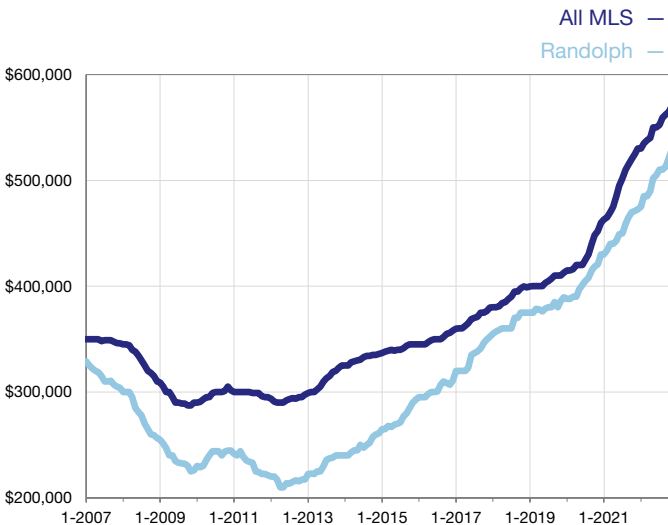
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 5 | 9 | + 80.0% | 61 | 66 | + 8.2% |
| Closed Sales | 4 | 5 | + 25.0% | 60 | 64 | + 6.7% |
| Median Sales Price* | \$224,000 | \$400,000 | + 78.6% | \$250,000 | \$376,250 | + 50.5% |
| Inventory of Homes for Sale | 4 | 8 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.5 | + 87.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 40 | + 53.8% | 31 | 29 | - 6.5% |
| Percent of Original List Price Received* | 100.9% | 100.5% | - 0.4% | 99.8% | 104.7% | + 4.9% |
| New Listings | 4 | 3 | - 25.0% | 65 | 76 | + 16.9% |

* 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

