

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	17	+ 88.9%	9	17	+ 88.9%
Closed Sales	22	14	- 36.4%	22	14	- 36.4%
Median Sales Price*	\$527,500	\$507,500	- 3.8%	\$527,500	\$507,500	- 3.8%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	29	57	+ 96.6%	29	57	+ 96.6%
Percent of Original List Price Received*	100.4%	96.5%	- 3.9%	100.4%	96.5%	- 3.9%
New Listings	14	12	- 14.3%	14	12	- 14.3%

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

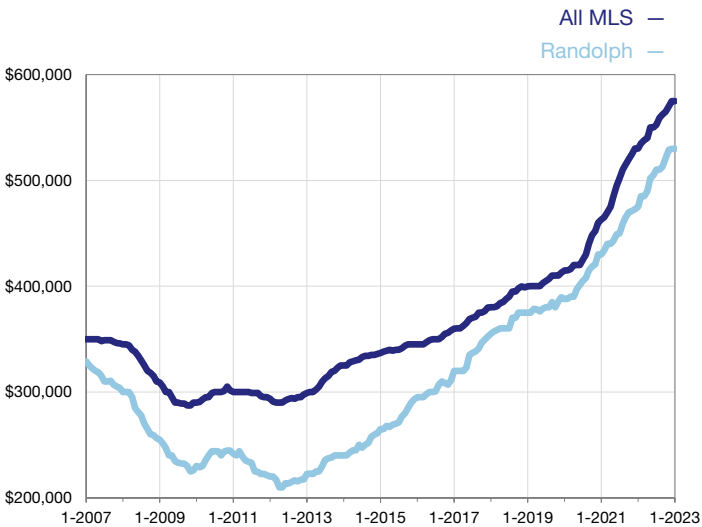
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	6	5	- 16.7%	6	5	- 16.7%
Median Sales Price*	\$249,500	\$286,000	+ 14.6%	\$249,500	\$286,000	+ 14.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	71	54	- 23.9%	71	54	- 23.9%
Percent of Original List Price Received*	95.0%	94.4%	- 0.6%	95.0%	94.4%	- 0.6%
New Listings	5	0	- 100.0%	5	0	- 100.0%

* 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

