

Local Market Update – June 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	June			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	27	31	+ 14.8%	139	167	+ 20.1%
Closed Sales	25	34	+ 36.0%	128	142	+ 10.9%
Median Sales Price*	\$301,000	\$357,500	+ 18.8%	\$300,000	\$349,500	+ 16.5%
Inventory of Homes for Sale	50	32	- 36.0%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	59	42	- 28.8%	80	48	- 40.0%
Percent of Original List Price Received*	100.9%	100.7%	- 0.2%	98.6%	99.8%	+ 1.2%
New Listings	29	40	+ 37.9%	160	180	+ 12.5%

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

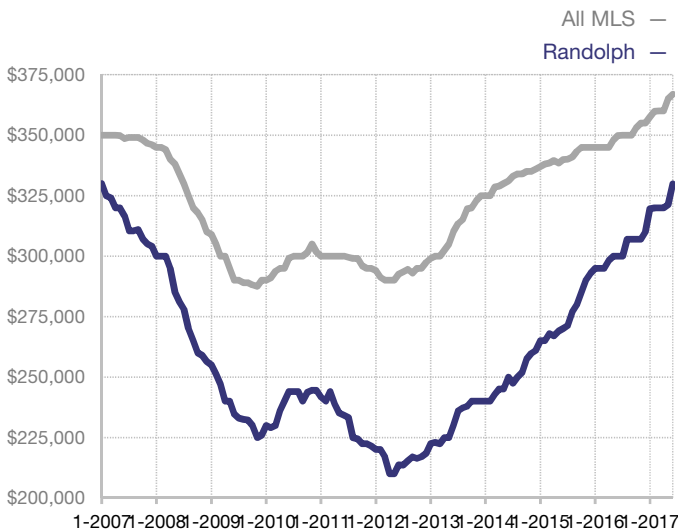
Condominium Properties

Key Metrics	June			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	4	6	+ 50.0%	41	41	0.0%
Closed Sales	16	9	- 43.8%	41	32	- 22.0%
Median Sales Price*	\$216,450	\$275,000	+ 27.1%	\$219,400	\$213,600	- 2.6%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--
Cumulative Days on Market Until Sale	86	35	- 59.3%	80	35	- 56.3%
Percent of Original List Price Received*	97.8%	98.6%	+ 0.8%	97.0%	102.2%	+ 5.4%
New Listings	8	6	- 25.0%	52	43	- 17.3%

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

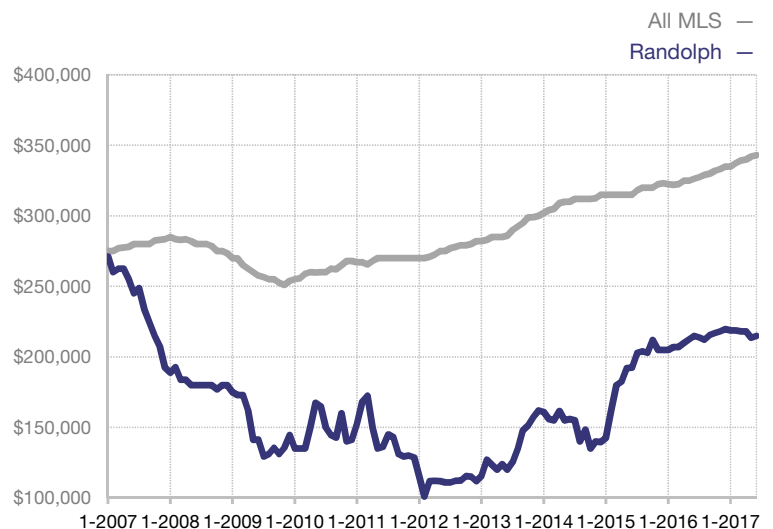
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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